

CHINO COLLEGE PARK

DRAFT

SPECIFIC PLAN

Prepared for:
City of Chino

Applicant:
State of California
Department of General Services
Asset Planning and Enhancement Branch

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1.1 OVERVIEW

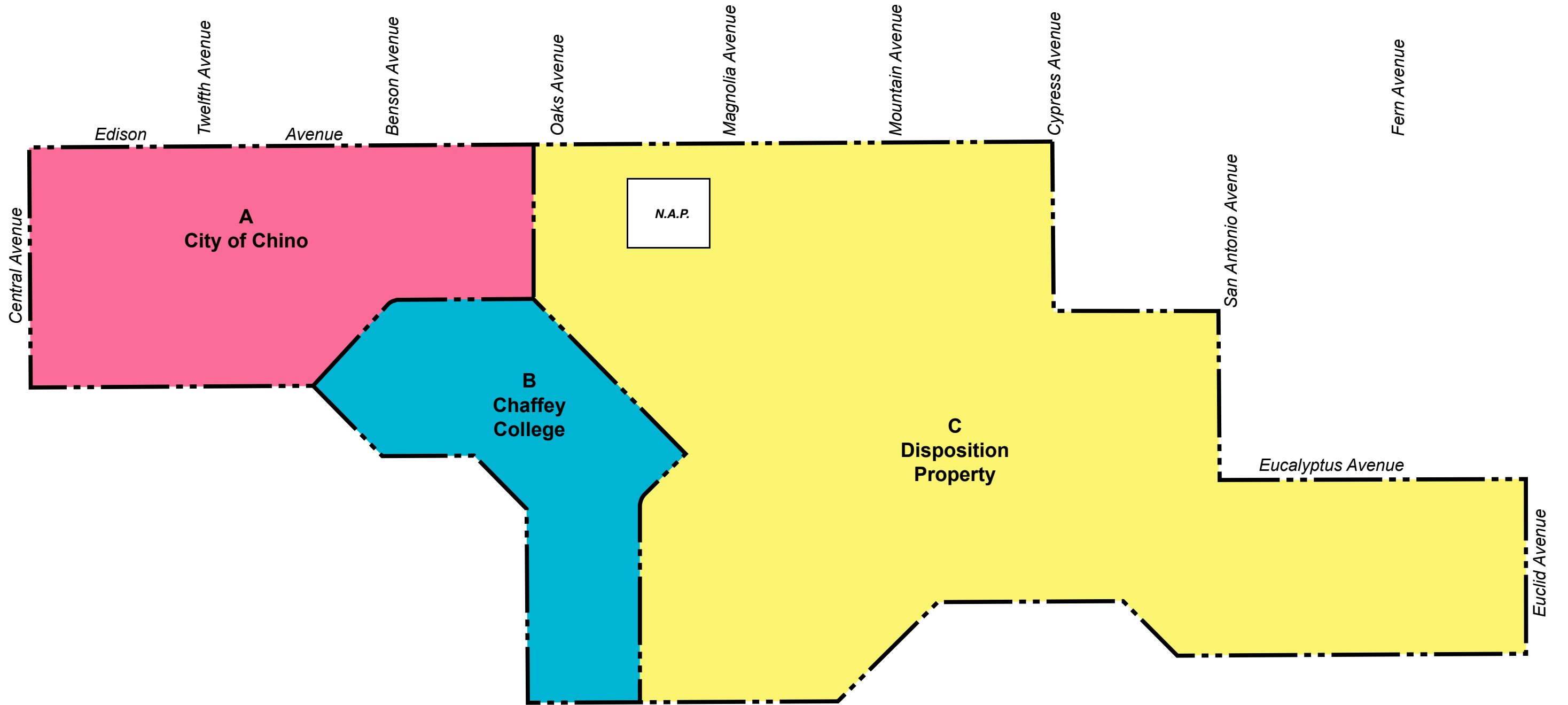
Introduction

The State of California Department of General Services (DGS) has identified 710 acres of the California Institution for Men (CIM) facility as surplus property. DGS proposes to convey, sell, or otherwise transfer the surplus property from state ownership to the three parties: City of Chino, Chaffey Community College District, and a private developer. Figure 1.1-1 depicts the three parcels to be conveyed. The City and its Community Development Department, Chaffey Community College District, and the DGS signed a Memorandum of Understanding to carry forth the planning, entitlement, and ultimately the development of the surplus property. The land use development of the surplus property would be controlled by this Specific Plan and other regulations, as adopted by the City.

Location and Setting

The Chino College Park Specific Plan is located in the southwestern corner of San Bernardino County, approximately 28 miles east of Downtown Los Angeles. As shown in Figure 1.1-2, Regional Location Map, the Chino College Park Specific Plan is located in the City of Chino, near the cities of Chino Hills, Yorba Linda, Pomona, Ontario, Norco, and Corona within one of the most rapidly growing areas of the state. The 710-acre site is generally bounded by Central, Edison, and Euclid Avenues in the northern portion of the CIM. The Specific Plan Area is illustrated in Figure 1.1-3.

Chino College Park is located in the Chino Valley, a shallow, broad basin that gently slopes south-southwest and is generally covered by alluvial soils, which are derived from the surrounding mountains and hills. The Chino Valley is influenced by the Santa Ana River, which originates in the slopes of the San Bernardino Mountains, located to the northeast. Southwest of the Specific Plan area, the Santa Ana River drains through the narrow Santa Ana Canyon between the Chino Hills and Santa Ana Mountains before eventually emptying into the Pacific Ocean about 30 miles to the southwest.



Chino College Park

Figure 1.1-1
Parcel Map

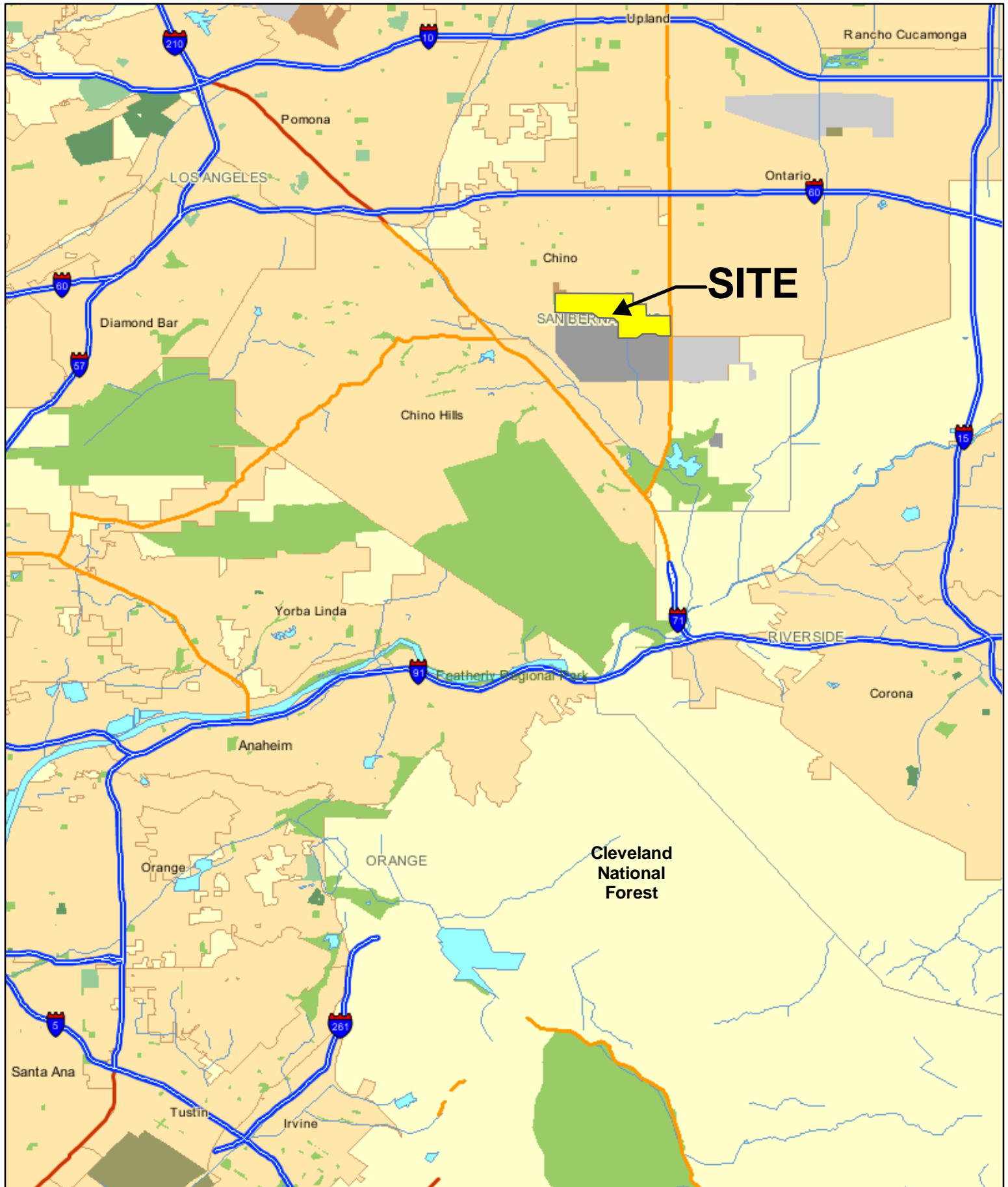


Figure 1.1-2

State Disposition Property at Chino, CA

Regional Location Map

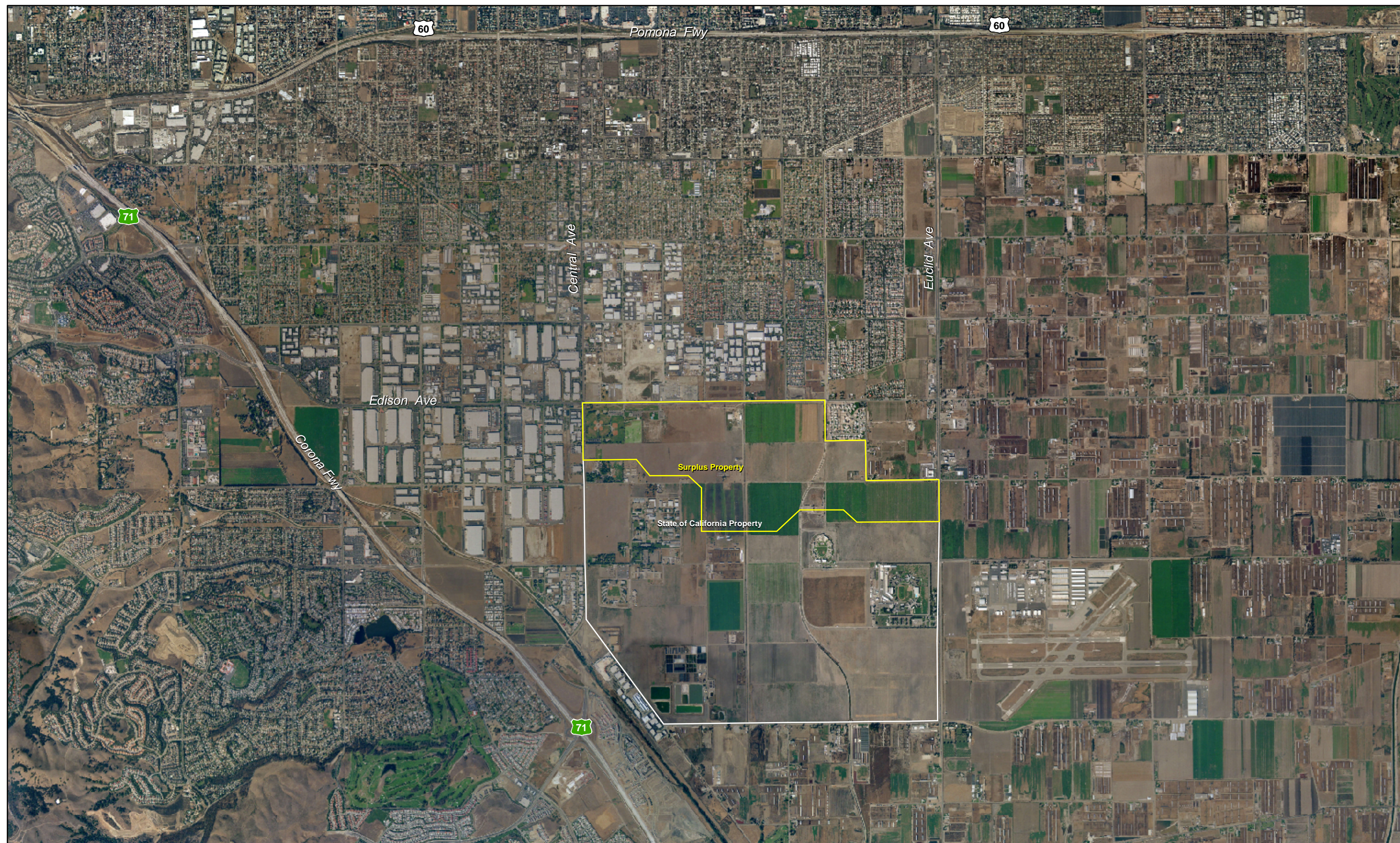


Figure 1.1 - 3

State Disposition Property at Chino, CA

Specific Plan Area

1.2 VISION STATEMENT

Design Philosophy

The primary goal in the planning of Chino College Park is to create a walking-scale, mixed-use community with the character and ambience of a small college town generally in keeping with what has become known as "neo-traditional design" principles. The integrated mix of residential, shopping and services, parks, and a college campus establishes Chino College Park as a unique in-fill master planned community in which families can live, work, learn, and play.

The Village Center

The planning concept brings together in a "Village Center" the three major elements (residential, college, and park) in a synergistic integration at the intersection of the primary arterial roadway, bikeway, and pedestrian trail system.

Shops and residential uses are planned around a "Village Square" on the eastern side of the Village Center. The college's primary "front door" and public-oriented uses (library, administration, classrooms, etc.), are organized around a "College Green" on the southwest side of the Village Center within the college sector. A community building and passive park are proposed on the northwestern side of the Village Center, providing an entrance to the Regional Park and jointly-used meeting facilities.

Neighborhood Structure

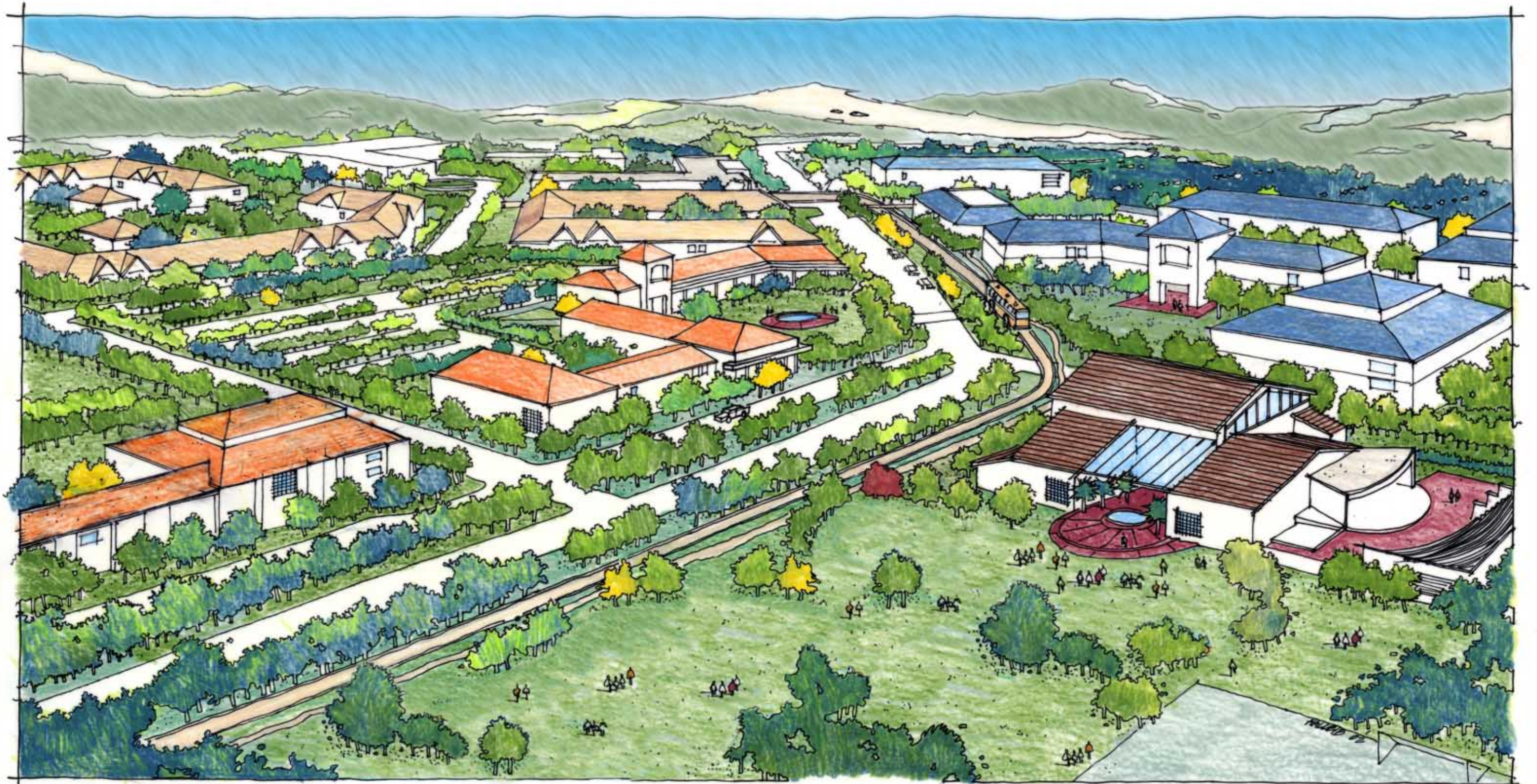
The six neighborhoods of between 100 to 500 dwellings are of a scale to encourage a mix of styles, sizes, and densities. Each neighborhood will include one or more parks of 1 to 5 acres within no more than a 5-minute walk, which will serve as the social and recreational focus.

Mixed-Use/Mixed-Income Benefits

A range of housing and employment opportunities encourage a diverse mix of residents; fifteen percent of the housing inventory will be affordable to moderate- and low-income households.

The housing stock will offer opportunities for the full range of residents, including seniors, college students, college employees, stay-at-home parents, and work-at-home professionals, creating two important benefits:

1. Increased around-the-clock presence, enhancing neighborhood security; and
2. The potential to eliminate or shorten commute trips.



Chino College Park

DGS Asset Planning and Enhancement Branch

Figure 1.2-1
Village Center Concept

NOT TO SCALE

FORMA
January 20, 2003

Recreation

Residents of Chino College Park will benefit from its close proximity to an expanded 140-acre Ayala Park. Soccer, baseball, softball, golf, skateboarding, and swimming opportunities are within easy walking or biking distance from the community's homes.

Neighborhood parks of 3.5 to 5 acres or 1-acre "pocket parks" are within a 5-minute walk of houses within the various neighborhoods and provide a recreational and social gathering area for residents.

Education

Chino College Park will provide unique educational opportunities to the residents of Chino. Chaffey Community College will be a state-of-the-art educational facility for up to 15,000 full-time equivalent students, and will be located adjacent to Ayala Regional Park, both integral parts of the Village Center. The campus will also include athletic facilities, libraries, and meeting and banquet facilities available to the greater community and the village residents.

In addition to being physically integrated into the community, it is envisioned that the College will be connected electronically as well. This will allow residents to keep up with the activities at the college and attend special events, such as lectures and cultural events.

An elementary school is proposed to serve Chino College Park residents located toward the center of the residential neighborhoods connected by walkways and bikeways.

Bikeway/Pedestrian Network, and Equestrian Trail

A network of bike and pedestrian trails link the neighborhoods to each other and to the Village Center. The network provides all residents to be within a short walk of a neighborhood park and within a 10-minute bike ride of the Village Center.

An equestrian trail connects the estate lot neighborhoods to the regional equestrian trail system.

Roads and Transit

A system of arterial and collector roads are planned in a modified grid pattern to serve internal movement and connect to the existing regional arterial system on the north, east, and west (Edison, Central and Euclid Avenues).

A twelve-foot exclusive right-of-way (ROW) reservation runs through the project to provide for the possible future construction of a city-wide "alternative transportation vehicle roadway."

Heritage/Architectural Character

Chino's past, present and future is distinguished by the diversity of its people and architecture. The historic coexistence of Spanish, Portuguese, Dutch, Mexican, and Anglo cultures gives the City its rich cultural heritage and vitality. The palette of authentic architectural styles of Craftsman Bungalow, Spanish Colonial, and American Ranch give the City its physical identity and will be continued at Chino College Park.

Employment

Chino College Park provides many employment opportunities for existing and future residents of Chino. It is estimated that Chaffey College will generate up to 600 full and part-time employees at maturity. The Village Center includes commercial and office uses that will allow some residents the ability to work close to home. Provisions are also included for live-work opportunities within the same building.

Conclusion

Chino College Park blends the elements of heritage, family, recreation, education, and employment into a community with unique opportunities, not only for the future residents, employees and students, but for the City of Chino as a whole.

1.3 GOALS AND OBJECTIVES

The Chino College Park Specific Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve an orderly and compatible development of the project area. It is also intended to be consistent with, and carry out the goals, objectives, and policies of the City of Chino General Plan.

The goal of this Specific Plan is to establish a high-quality, dynamic, and integrated community with a range of residential, commercial, educational and multipurpose open space uses at a variety of intensities and densities.

Goals, Objectives, and Policies specify the ground rules for what the Specific plan is trying to accomplish and establishes a framework for how the community is established.

Goals are broad statements that define the community's hope for the future. They are general in nature and do not indicate when and how these goals are to be accomplished.

Objectives are statements of intent that generally guide future decisions in specific topic areas.

Policies are more specific statements of intent to deal with particular topics in certain fashion. They begin to define the approach to be taken to achieve the plan objectives, and are in themselves the first step in the development of a solution as they form the basis for standards and regulations.

1.3.1 Department of General Services Goals and Objectives

Goal

Define a land use plan on the approximately 710 acres of surplus property that maintains appropriate public safety, supports the goals of the City and Chaffey College District, and enhances the property value of the proposed project area.

Objectives

- ❑ Implement the provisions of the Memorandum of Understanding between the California Department of Government Services (DGS), and the City and its Community Development Department, and Chaffey College District for the development of the 710 acres of State surplus property.
- ❑ Facilitate the infrastructure improvements required to maintain the integrity of the California Department of Corrections' existing operations that are required as a result of the disposition of the approximately 710 acres of State surplus property land through the sale of that property.
- ❑ Provide for appropriate covenants and mutual agreements to control uses in conformity with the adopted master development.
- ❑ Secure the highest achievable value from the sale of the State surplus property.

1.3.2 Chaffey College Goals and Objectives

Goal

In accordance with the Educational/Facilities Master Plan for the Chaffey College District, establish a full service college campus that will meet the long-term needs of residents of the southern area of the District.

Objectives

Academic

- ❑ Develop a curriculum in cooperation with the City residents for a campus that is consistent with the Educational/Facilities Master Plan and responsive to the student enrollment projected for the site.
- ❑ Phase the implementation of the academic program in a manner that is consistent with the facilities development plan for the campus.

Facilities

- ❑ Develop a phased Facilities Development Plan for the college campus that is consistent with the enrollment projections as outlined in the Educational/Facilities Master Plan.
- ❑ Develop a master site plan for the campus that is compatible with the overall development plan for the total project and facilitates the joint use of the facilities for the City and the campus.
- ❑ Develop a parking plan for the campus that will support the parking needs of the institution with adequate on-site parking.
- ❑ Develop a master architectural theme for the campus that is consistent with the theme for the overall project.
- ❑ Provide ingress and egress to the campus that is consistent with the guidelines listed in the traffic study for the project.

- ❑ Establish a well-defined “front door” for the campus.
- ❑ Provide adequate outdoor recreational and activity space on the campus to accommodate the physical education and community activities of the college.

Planning

- ❑ Establish a master plan for the build-out of the campus and a phasing plan to support the enrollment projections.
- ❑ Work cooperatively with affected agencies to establish a plan for off-site improvements.
- ❑ Secure all state approvals.

1.3.3 City of Chino Goals and Objectives***Goal***

To develop a premier living environment, designed on the principles of “smart” development, including efficient use of land resources, full use of urban services, mix of uses, transportation options, and detailed human scale design that is unique because of its accessibility to regional educational and recreational opportunities.

Objectives

- ❑ Adopt a specific plan that meets the requirements of State law and the Urban Reserve Area section of the Chino General Plan and implements the provisions of the Memorandum of Understanding between the City, DGS, and Chaffey College District.
- ❑ Develop the proposed project area consistent with the provisions of the adopted Community Redevelopment Plan.
- ❑ Provide an integrated mix of residential densities and product types, including estate lot residential, single-family residences on a variety of smaller lots, and multi-family residences such as townhouses, duplexes, clustered products, flats, and condominiums.
- ❑ Identify and adopt a land-use plan that will be fiscally efficient and capable of financing the construction and maintenance of required public improvements.
- ❑ Design residential projects to complement the character of adjacent neighborhoods.
- ❑ Comply with all requirements of the City and the Community Redevelopment Plan for inclusionary housing. Specifically, set aside at least 15 percent of all new residences as affordable to low- and moderate-income households (40 percent of the 15 percent must be affordable to very low-income households), which shall be provided within the proposed project area.
- ❑ Develop recreational amenities that conveniently serve the diverse interests and needs of the specific plan residents. Connect residential areas with a trail system and provide access to Ayala Park.
- ❑ Provide a safe, efficient circulation and transportation system that also addresses potential transit connection opportunities
- ❑ Design a village center that provides a focal point for neighborhood activities and includes a mix of multi-family residential, local commercial, recreational, and appropriate college uses.

1.4 PURPOSE AND AUTHORITY

Purpose

The objectives of both public and private interests can be best realized through the Specific Plan process, which provides a key linkage between the General Plan and more specific design and implementation measures. It serves as a means of managing the use of land, establishes provisions for detailed neighborhood identification, and provides a comprehensive approach to infrastructure planning. As an implementing tool, a specific plan provides a concrete commitment to the objectives of the General Plan.

The Chino College Park Specific Plan is a document consisting of text, maps, background information, and exhibits regulating development within the project area to assure full relationship to the physical setting and community interests.

Since the Specific Plan is an implementing tool of the City of Chino General Plan, the relationship between the two is important to understand. The General Plan is the chief policy document of the City. It sets, in broad terms, the attitudes towards issues, which affect the City, and broadly maps the anticipated pattern and nature of development.

In serving as an implementing measure to the General Plan, the Specific Plan provides necessary assurances to the involved parties on issues such as development character and public services provisions. The Specific Plan is geographically focused, identifies planning considerations, and relates development controls and other programs to anticipated land use practices.

Authority

The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared when it is in the public's interest to do so. As with General Plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution.

The Specific Plan is regulatory in nature, and serves as zoning law for the properties involved. Development plans, site plans and tentative tract and parcel maps must be consistent with both this Specific Plan and the City's General Plan. The scope of subjects covered in the Specific Plan is the same as that of the General Plan to the extent that the subject under consideration involves the Chino College Park portion of the City.

The Chino College Park Specific Plan is established through the authority granted to the City of Chino, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

1.5 ORGANIZATION

The Chino College Park Specific Plan is organized into the following chapters:

1. **INTRODUCTION** – This chapter includes goals and objectives, and an overview description of the Specific Plan and its relation to the Chino General Plan.
2. **PHYSICAL CHARACTERISTICS** – Provides the location of the property, the surrounding land uses and discusses environmental opportunities and constraints of the site.
3. **RELATIONSHIP TO EXISTING POLICIES AND ORDINANCES** – Contains relevant policy and zoning requirements necessary to govern implementation of the Chino College Park Specific Plan.
4. **LAND USE AND DEVELOPMENT REGULATIONS** – Sets forth the land use designations and regulations and describes the development plan of the Specific Plan area.
5. **CIRCULATION** – Establishes circulation classifications, standards, and sets forth roadway, transit, and trail alignments.
6. **PUBLIC FACILITIES AND SERVICES** – Identifies development criteria for the community facilities located including schools, parks, and City services.
7. **INFRASTRUCTURE** – Identifies backbone infrastructure requirements for water, wastewater, storm drainage, and dry utilities in the Specific Plan Area.
8. **DESIGN GUIDELINES** – Sets forth the Community and Neighborhood Design Programs provides requirements for development review and administration of the Specific Plan.
9. **ADMINISTRATION AND IMPLEMENTATION** - Overall program for financing the necessary on- and off-site public facilities to accommodate the project, and procedures for amending the Specific Plan and subsequent project-level approvals are set forth in this chapter.

2.1 EXISTING LAND USES

The approximate 710 acres of State land identified as surplus from the California Institution for Men (CIM) is currently used primarily for agricultural, recreation, and infrastructure uses (including utilities, flood control, roads, water storage and treatment), a heliport, and a commercial lease. The primary existing land use consists of approximately 571 acres used for dairy farming, as part of the Prison Industries training and rehabilitation program. Appurtenant facilities within this area include a tractor storage and barn facility, an approximately 20,000-square-foot building used to store maintenance equipment, horse barn, and an approximately 1,540-square-foot wood frame building used to store seed and agricultural supplies.

Approximately 85 acres of the proposed project site are leased to the City for recreational purposes. Within the area, the City operates the approximately 40-acre Ayala Park, which contains four lighted softball/soccer fields, two combination baseball/soccer fields, one volleyball court, two picnic shelters, two tot-lots, one concession restroom building, a multi-use trail, a small storage building, and asphalt-paved parking for 374 cars. Additional recreation facilities include a golf driving range, a batting cage, and a YMCA facility, which have been developed within the lands leased to the City pursuant to concession lease agreements.

Approximately 19 acres are currently occupied by infrastructure (including utilities, flood control and roads). An additional 49 acres of utility easements overlay other existing land uses: recreation, agricultural and infrastructure (existing roads). Approximately 5 acres of Cypress Channel and 2½ acres of Magnolia Channel are located within the surplus property. There are approximately 14 acres of existing roads within the surplus property.

The Department of Corrections currently operates a water treatment facility on approximately 8 acres located south of Edison Avenue, which will remain, and the California Department of Forestry and Fire Protection operates a heliport on approximately 4 acres (including a 1,000-square-foot landing pad) on the north side of the Prado Conservation Camp. The Department of General Services leased 3 acres of unimproved land to a commercial nursery in conjunction with a joint venture contract award by the Department of Corrections. A small trailer/office was located on the property as part of that operation.

The site is also crisscrossed by a number of easements, which include:

Southern California Edison

A two-hundred-foot-wide electrical easement runs along the northern Specific Plan boundary south of Edison Avenue, from Central Avenue, to Magnolia Avenue, where it heads south, bisecting the project.

Gas Company

A thirty-foot gas easement runs along the southern boundary of the electrical easement, as it parallels Edison Avenue, to Magnolia Avenue. Where the electrical easement turns south, the gas easement heads north to run adjacent to Edison Avenue.

Cypress Channel

A flood control channel bisects the specific plan area in a north-south direction in the eastern portion of the project site, from the extension of Cypress Avenue, and continues through the CIM site.

Magnolia Channel

Magnolia Channel (also known as Sand Ranch Ditch) is an open dirt channel, 30-feet wide, located along the western edge of the Southern California Edison easement that runs north-south.

2.2 SURROUNDING LAND USES

Immediately surrounding the Chino College Park Specific Area is a mixture of industrial and suburban land uses. The Specific Plan area is bounded on the south by the California Institution for Men (CIM). CIM consists of detention facilities and related agricultural croplands. In addition to CIM, the 665-acre Chino Airport is located to the southeast of the Plan. Chino Airport is a general aviation airport owned and operated by the County of San Bernardino. Figure 2.2-1 depicts the Surrounding Land Uses.

Also contiguous to the eastern edge of the study area is the Euclid Avenue corridor. Presently Euclid Avenue is a primary north-south corridor connecting the Chino area to the Riverside/Corona area and is functioning as one of the primary entries into the Specific Plan area. North and west of the Specific Plan area is a mixture of residential and light industrial land uses. The residential land uses consist of single-family detached subdivisions built within the past 20 years.

North	Single Family Residential 2 units/acre and 4.5 units/acre; Business Park; Light Industrial; Office Commercial; General Commercial; S.C.E. Substation
South	State Owned Property for California Institution for Men (CIM) – Urban Reserve
West	Business Park; General Industrial; Light Industrial; Manufacturing Research
East	Single Family Residential 3 units/acre, 4.5 units/acre, 12 units/acre, and 14 units/acre; General Commercial; Neighborhood Commercial; Public

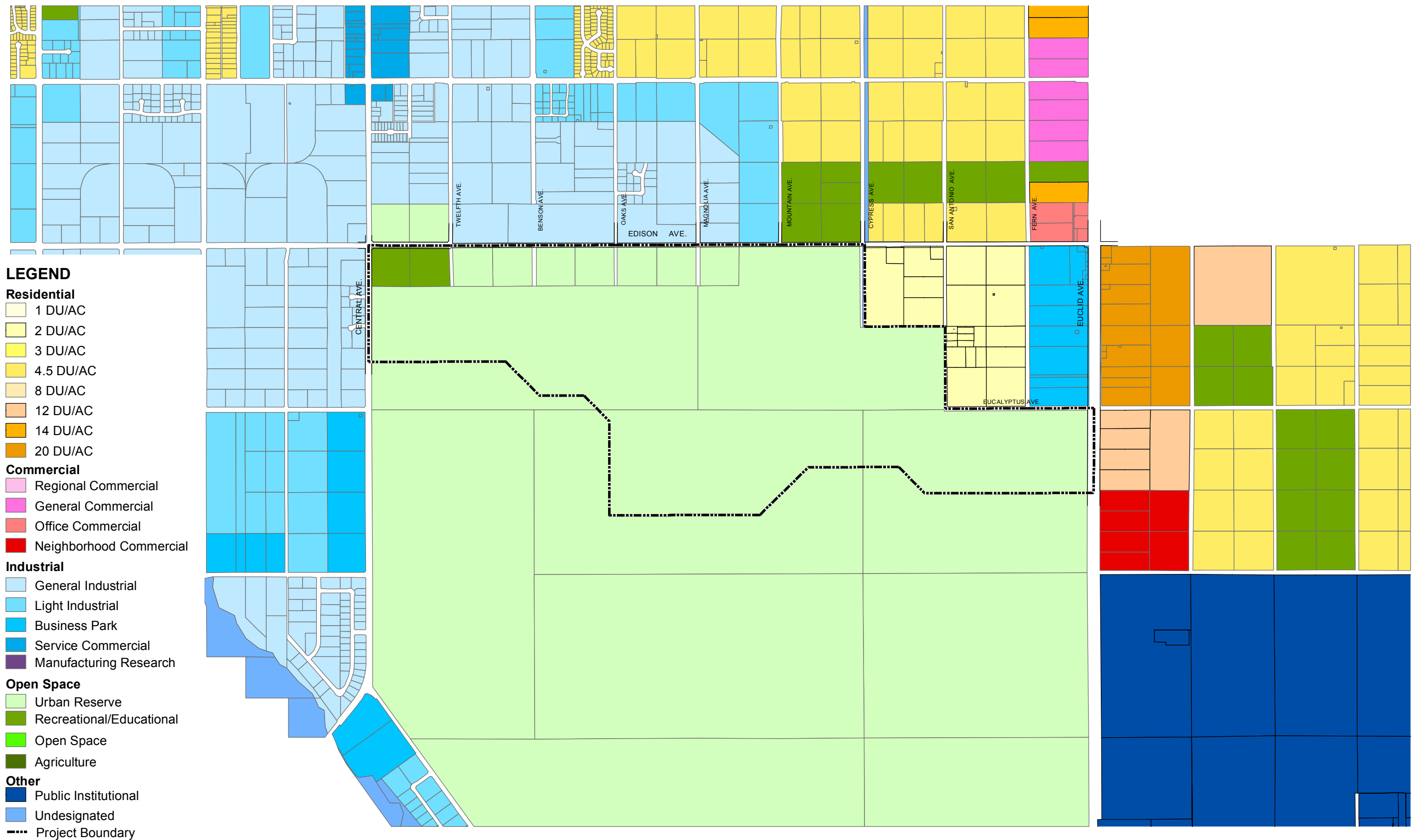


Figure 2.2 - 1

Chino College Park

Surrounding Land Uses

2.3 ENVIRONMENTAL SETTING

Vegetation and Habitat

Native habitats are largely absent from the site, as most of the site has been and continues to be used extensively for agricultural use or pastureland, or for recreational purposes. Crops include corn, oats, and alfalfa. The fields are regularly disked.

Wildlife and Wildlife Movement

Wildlife occurring on the property is primarily those species that are relatively tolerant of human occupation and disturbance. The drainage ditches may provide habitat for the pacific tree frog and western toad, two common amphibians in the region. Numerous bird species likely nest on the site in the various habitats and structures, and additional species likely forage on the site through the migration and winter seasons. These include rock dove, mourning dove, black phoebe, swallows, American crow, northern mockingbird, house finch, and house sparrow. Raptors that likely forage on the site include turkey vulture, American kestrel, red-tailed hawk, Cooper's hawk, barn owl, and great horned owl. In addition, several burrowing owl burrows are present within the Disposition Property and a mitigation plan is being developed as part of the EIR documentation. Common mammals likely include Virginia opossum, valley pocket gopher, California ground squirrel, striped skunk, and desert cottontail.

The site is not considered an essential corridor or linkage between otherwise isolated blocks of habitat. Land to the north of the property is already developed and adjacent lands to the east, west and south are primarily agricultural or pastureland. Although the site is connected to extensive riparian habitat behind Prado Dam to the south via the Cypress Channel, it does not provide a linkage to additional blocks of habitat because remaining surrounding lands have been developed or converted to other uses.

3.1 RELATIONSHIP OF THE CHINO COLLEGE PARK SPECIFIC PLAN TO THE CITY OF CHINO GENERAL PLAN

The City of Chino General Plan recommends seven areas for Specific Plans. The Chino College Park area is a portion of one of those areas. The Chino College Park Specific Plan sets the standards and criteria by which development will proceed, and refines the policies contained in the City of Chino General Plan.

The Chino College Park Specific Plan is directed by the City of Chino's General Plan and related regulations and programs. The Specific Plan includes detailed regulations, standards and guidelines necessary for the implementation of the General Plan. The various land uses permitted by the Specific Plan are consistent with the goals, policies, and general land uses described in the General Plan. However, the Specific Plan focuses directly to the Chino College Park area.

As required by the City's General Plan and Measure M, a city-wide election was held in November 2002 to change the existing Land Use element designation of Urban Reserve and permit residential land uses as set forth in this Specific Plan.

3.2 RELATIONSHIP OF THE CHINO COLLEGE PARK SPECIFIC PLAN TO THE CITY OF CHINO ZONING ORDINANCE

The Chino College Park Specific Plan provides customized, detailed standards and guidelines for future development of the project area. Unless otherwise stated, the Chino College Park Specific Plan development procedures, regulations and standards shall supersede the relevant provisions of the City's Zoning Ordinance as they currently exist or as subsequently amended in the future. Any development regulation not directly addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

All development changes and new uses will be subject to the appropriate review procedures, findings, and provisions of the City of Chino Zoning Ordinance, in addition to the provisions of the Chino College Park Specific Plan. The City's zoning standards are employed for certain aspects, such as parking, while the Chino College Park Specific Plan standards are specifically tailored to the intent and character of the Chino College Park area. The standards and guidelines contained in this document provide detailed direction for developers, decision-makers and City Staff.

Successive approvals such as site plan approvals, tentative tract maps, parcel maps and other development approvals, must be consistent with both the standards of the Chino College Park Specific Plan and the City of Chino Zoning Ordinance.

3.3 DEVELOPMENT AGREEMENT

A Development Agreement will be executed to implement the Chino College Park Specific Plan. The Development Agreement is a contract between the City and the Developer that sets forth the terms, conditions, and obligations of all parties signatory to the contract. California Government Code, Section 65864, *et. seq.* and procedures for Development Agreements, adopted by the City of Chino, provide the authority for this Development Agreement.

**3.4 RELATIONSHIP OF CHINO COLLEGE PARK SPECIFIC PLAN TO THE
REDEVELOPMENT PLAN**

The Chino College Park Specific Plan is located within a redevelopment area of the City of Chino. Additional taxes generated by the project will be utilized by the City Redevelopment Agency for implementation of Redevelopment Programs. Disposition of these taxes will be further discussed in the Chino College Park Specific Plan Development Agreement.

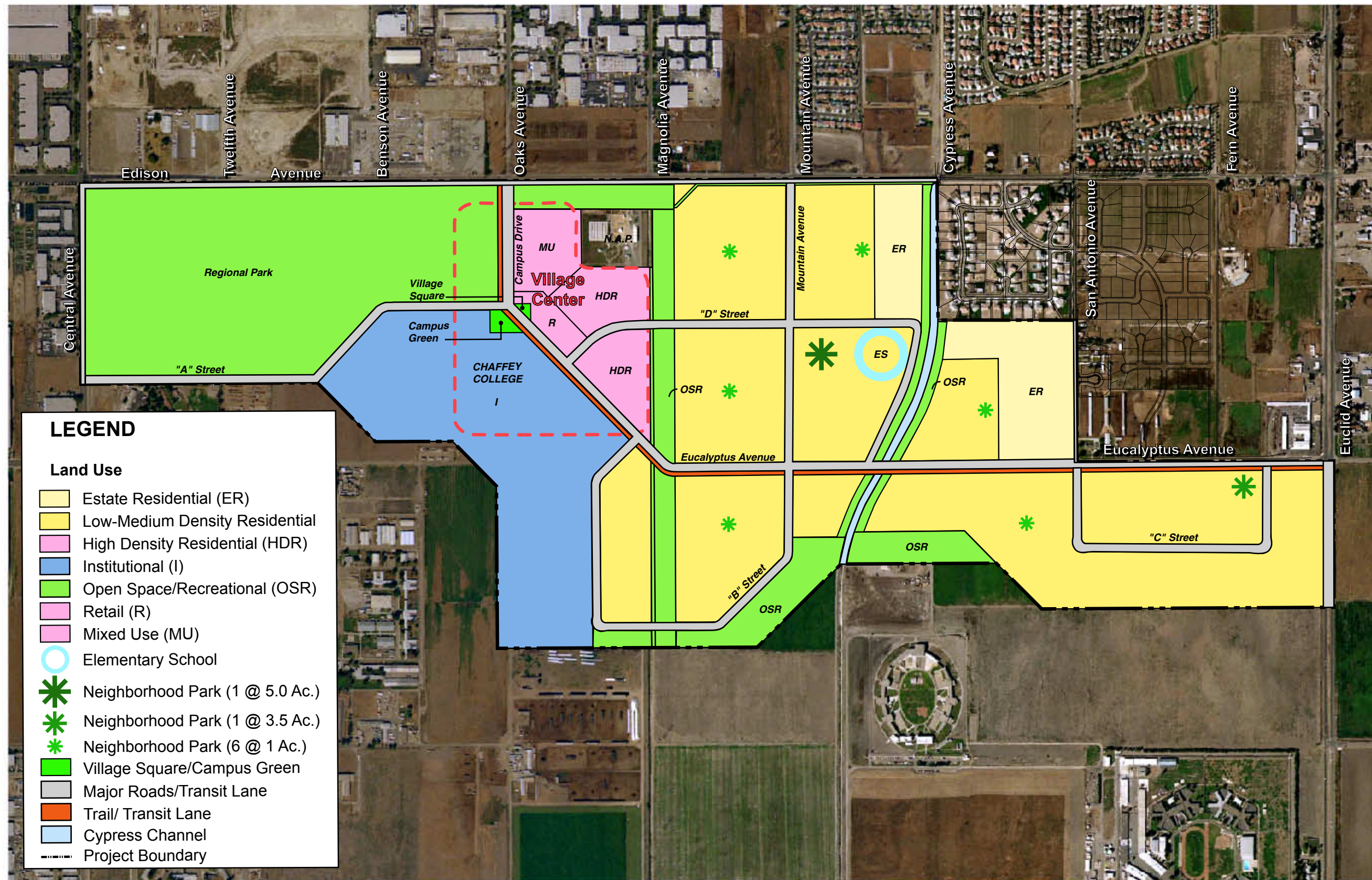
4.1 COMPREHENSIVE LAND USE PLAN

4.1.1 Introduction

The Chino College Park Specific Plan proposes four (4) land use districts described below in detail:

1. The Village Center Overlay District;
2. Institutional District (Chaffey Community College);
3. Open Space and Recreation District; and
4. Residential District.

Figure 4.1-1 depicts the Chino College Park Land Use Plan. Other plan elements such as circulation, pedestrian ways, utility easements, etc. are common to more than one District and are described separately. Table 4-1 depicts the Allowable Uses by District, and Table 4-2 presents the overall Land Use Statistical Summary and the range of densities allowed in the various Land Use Districts to provide flexibility and innovation.



LEGEND

Land Use

- Estate Residential (ER)
- Low-Medium Density Residential
- High Density Residential (HDR)
- Institutional (I)
- Open Space/Recreational (OSR)
- Retail (R)
- Mixed Use (MU)
- Elementary School
- Neighborhood Park (1 @ 5.0 Ac.)
- Neighborhood Park (1 @ 3.5 Ac.)
- Neighborhood Park (6 @ 1 Ac.)
- Village Square/Campus Green
- Major Roads/Transit Lane
- Trail/ Transit Lane
- Cypress Channel
- Project Boundary

Chino College Park

TABLE 4-1

**CONCEPT LAND USE PLAN STATISTICAL SUMMARY
Chino College Park Specific Plan**

LAND USE DESIGNATION	DENSITY RANGE	ACRES		UNITS	
		Minimum	Maximum	Minimum	Maximum ¹
RESIDENTIAL DESIGNATIONS					
Estate Residential (ER)	0-3 DU/Ac.	30	45	45	110
Low Density Residential (LDR)	3-6 DU/Ac.	137	206	758	1,138
Medium Density Residential (MDR)	6-12 DU/Ac.	71	106	583	875
High Density Residential (HDR)	12-20 DU/Ac.	17	25	210	500
SUBTOTAL:		320		2,500	
		Proposed Acres		Maximum Square Feet	
Open Space Recreation (OSR)					
Community Park		140			
Neighborhood Parks		15			
Multi-use Trail		6			
Easements and Channel		33			
Retention Areas		22			
OTHER DESIGNATIONS					
Mixed Use ²		10		70,000	
Retail		4		50,000	
Chaffey College		100			
Elementary School		10			
Roads and Transit		50			
TOTAL		710			

¹ The maximum number of dwelling units permitted is 2,500.

² 120 maximum DUs permitted in Mixed Use area.

4.1.2 Village Center Overlay District

The Village Center Overlay encompasses several land use types, including High Density Residential, Retail, and Mixed-Use, as well as portions of the Open Space/Recreation, and Institutional land use designations. It is intended that this area be developed primarily with Residential, Retail, and Mixed-Use components integrated with Ayala Park and Chaffey College to create a vibrant center that will be unique to the City of Chino and the focus of the community. These uses may include a Community Center in Ayala Park, as well as elements of Chaffey College most used by the public. Figure 4.1-2 depicts a conceptual birds'-eye-view of the confluence of these mixed land uses.

The architectural style and form of the Village Center uses shall be compatible and harmonious.

1. Retail

The retail component of the Village Center is designed to provide neighborhood commercial uses to the future residents, students, and employees of Chino College Park, as well as surrounding neighborhoods. Retail uses will be oriented to the Village Square across from the Campus Green on Chaffey College. Please see Chapter 8 for guidelines relating to the design of Village Center uses.

2. High Density Residential

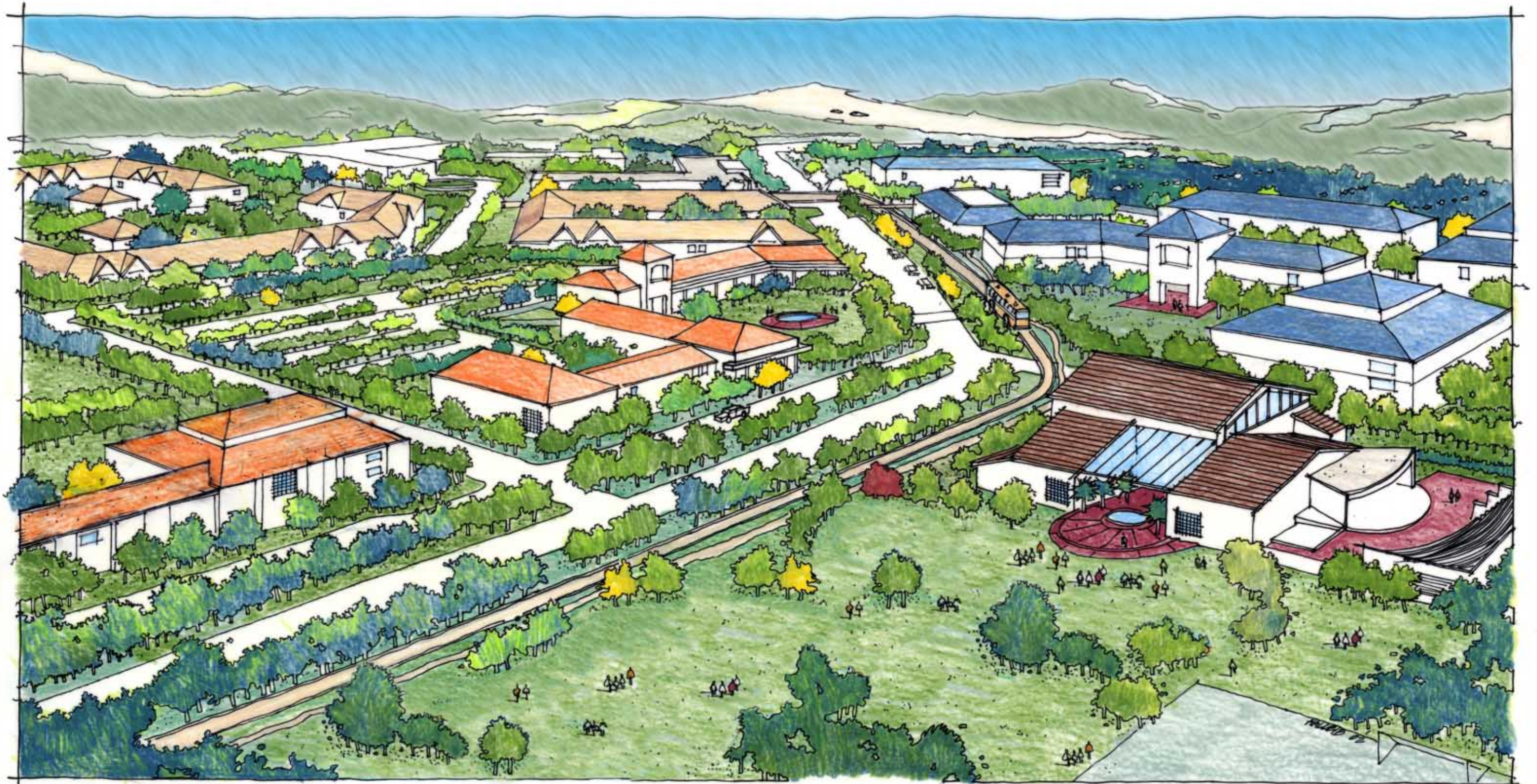
High Density Residential uses are located in the Village Center, and permit residential uses at an average density of 20 dwelling units per acre. It is envisioned that the residential component of the Village Center will be incorporated with the other uses, not only in design, but also in function. Residential uses may be incorporated into the buildings of other uses within the Village Center to create joint-use, live-work, and home-office opportunities.

3. Mixed Use

A Mixed-Use component of the Village Center is also envisioned. This district could include some combination of commercial, office, business park, retail, religious institutions, and/or residential uses, either in separate buildings within a unified project area, or together within one structure.

4. College

The College portion of the Village Center includes the College Green, a one- to two-acre open space area located across the street from the Village Square. The College Green would be a space for students to gather, and serve as the "front door" to the campus. It is envisioned that the public-oriented uses, such as the library, bookstore, administration, etc. would be located within the Village Center framing the College Green.



Chino College Park

DGS Asset Planning and Enhancement Branch

Figure 4.1-2
Village Center Concept

NOT TO SCALE

FORMA
January 20, 2003

5. Park

The portion of the Ayala Park included the Village Center is intended to provide an important open space amenity and community focus at the Campus Drive entrance to the community. This would include a Community Center building that may be owned/operated by Chaffey College, which would allow for banquets, community meetings, and other local or college gatherings. Other uses that are intended for the Ayala Park portion of the Village Center may include an amphitheatre, bandstand, water features, and passive park uses.

4.1.3 Institutional District

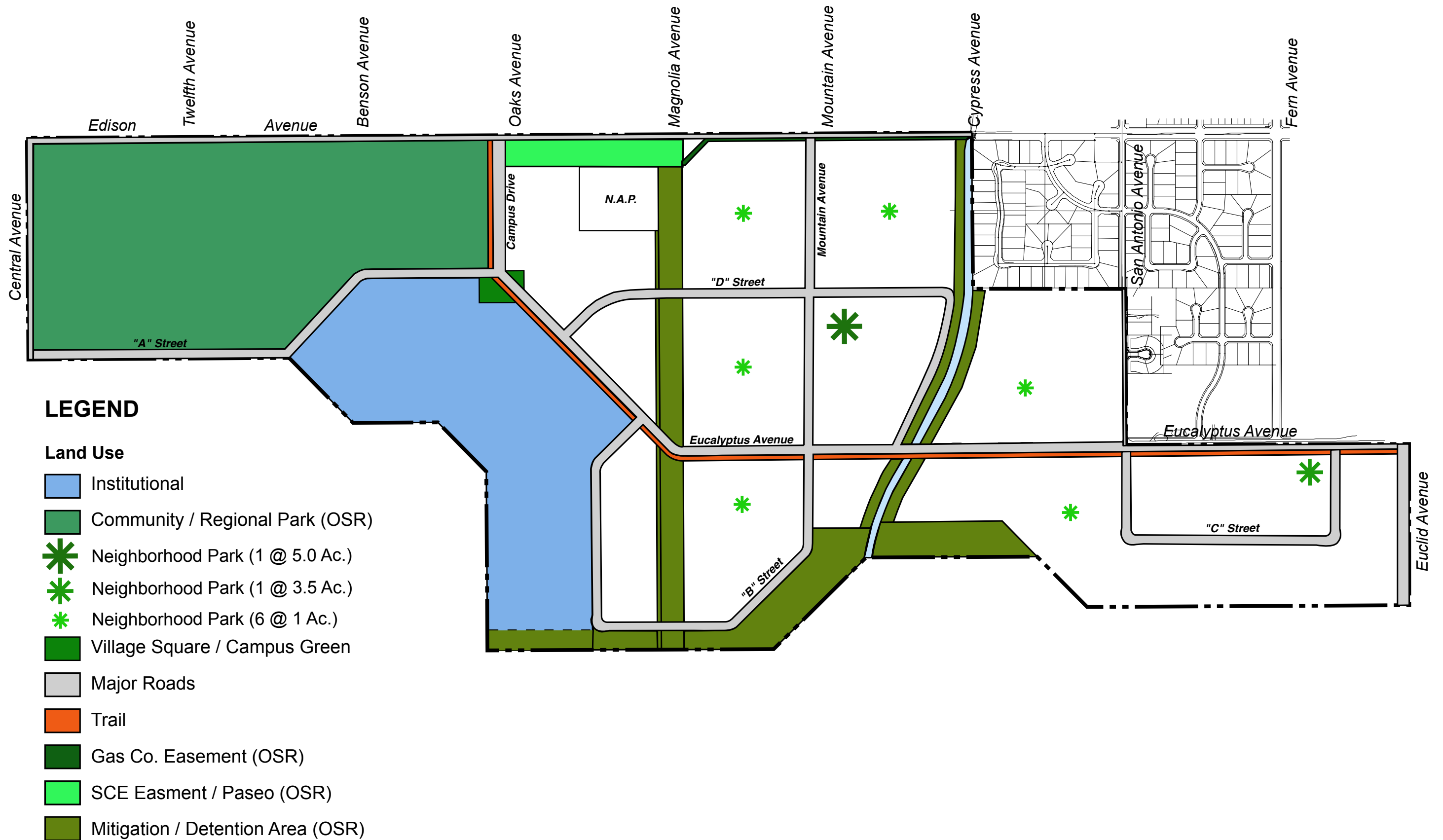
The Institutional use includes Chaffey College, which will open a Community College campus on the site that will eventually serve up to 15,000 full-time equivalent students and 600 full- and part-time staff. The Institutional District is approximately 100 acres, and is located adjacent to the Ayala Park, which will allow for the joint use of certain facilities, including parking on both sides of "A" Street.

The conveyance of the property from the State would be contingent upon obtaining necessary legislative and governmental agency approvals related to all elements of the proposed project. The project would be designed, financed, constructed, and operated by Chaffey College.

4.1.4 Open Space Recreation District

The Open Space Recreation District is designed to provide for a major regional park and associated recreational facilities that will provide benefits to not only the future students, residents, and employees of Chino College Park, but to all Chino residents. The expansion of the existing Ayala Park will provide for a variety of open space and recreational uses, including soccer fields, tournament fields with spectator seating, playgrounds, skate park, concession stands, restrooms/maintenance facilities, and on-site parking. Also included in the Open Space Recreation District are the Southern California Edison (SCE) Easements and the retention basins. Both these areas will also serve as habitat for the burrowing owl and will utilize native plants. Figure 4.1-3 depicts the Open Space Concept.

As part of the proposed project, 140 acres would be conveyed to the City of Chino. New recreational facilities may include nine lighted soccer fields, one lighted championship soccer field with seating capacity for approximately 1,000 spectators, one 25,000-square-foot skate park with associated playground and tot-lot areas, two concession stands/restroom buildings, one free-standing restroom building, three picnic shelters, and on-site parking for 482 vehicles with overflow for 144 additional vehicles. Ingress and egress would be available from Edison and Central Avenues via "A" Street and Campus Drive, respectively.



Chino College Park

Open Space Concept Plan

4.1.5 Neighborhood Districts

1. Six Neighborhoods

The Residential District is organized into six residential neighborhoods, each containing between 100 and 500 single-family homes, as depicted in Figure 4.1-4, Neighborhood Districts.

Further, each neighborhood is structured around one or more 1- to 5-acre neighborhood or pocket parks that are intended to provide a focus for open space activities and are located to make available active and passive recreation and socializing. The design of each neighborhood is to be responsive to the neighborhood park and to maximize its functionality, access, and “place-making” value. The design of the residential tracts adjacent to any neighborhood park will emphasize “fronting” on the park to enhance the vitality, safety, and security of the space.

Each neighborhood will include a variety of housing styles, lot sizes, densities, and/or product types. Individual builder project sites of any singular product type will generally be less than 15 acres and not more than 20 acres.

The Village Center is an additional neighborhood with retail, mixed-use, college and park uses, in addition to residential uses.

The neighborhoods are linked to Ayala Park, Village Center, Chaffey College, and to each other through a network of trails and bikeways.

2. Residential Uses

a. Estate Lots

The Estate Residential planning areas are located in the northeast portion of the community in Neighborhoods Two and Four as a transitional buffer to adjacent existing single-family subdivisions with similar densities. Residential development with a minimum 15,000 square-foot lots is permitted with the intention of creating single-family homes set on large lots. A pedestrian trail along Edison Avenue to the north provides a connection to Ayala Park to the west. Connections to the City's Master Plan for Equestrian trails occur along San Antonio Avenue and Eucalyptus Avenue between San Antonio and Euclid.



Chino College Park

DGS Asset Planning and Enhancement Branch

Figure 4.1-4
Neighborhood Districts

NOT TO SCALE

FORMA

JANUARY 17, 2003

b. Low and Medium Density Residential

In addition to the Estate Residential, the Residential District will include Low and Medium Density Residential uses. It is envisioned that a variety of each of these densities will be provided in each neighborhood to ensure diversity and visual interest.

Low Density Residential permits single-family detached dwelling units in densities ranging from three to six units per acre.

Medium Density Residential permits densities between 6 and 12 units per acre. The intent is to provide a wide variety of housing that will appeal to a broad range of market segments. This designation permits small-lot single-family homes, patio homes, zero lot line, "Z" lots, clustered housing, and townhomes.

3. Elementary School

A 10-acre elementary school and adjoining 5-acre neighborhood park facility would be developed in collaboration with the Chino Valley Unified School District (CVUSD) and the City in Neighborhood Two.

4.2 OPEN SPACE RECREATION (OSR) DISTRICT REGULATIONS

4.2.1 Permitted Uses

1. Public Parks
2. Community Buildings
3. Athletic Fields
4. Athletic Stadiums
5. Golf Driving Range
6. Swimming Pools
7. Skateboard Parks
8. Community Gardens
9. Trails
10. Concession Facilities
11. Public Parking

4.2.2 Development Standards

1. Minimum Lot Area – not applicable.
2. Minimum Lot Width – not applicable.
3. Minimum Lot Depth – no applicable.
4. Off-Street Parking – per Chapter 20.14 (Off-Street Parking and Loading) of the Chino Zoning Ordinance. Shared Parking with Chaffey College shall be permitted.
5. Minimum Building Setbacks – see Table 2-1, Development Matrix.
6. Maximum Lot Coverage – not applicable.
7. Maximum Building Height – 40 feet. Architectural projections may extend an additional 10 feet.

4.3 INSTITUTIONAL (I) DISTRICT REGULATIONS

4.3.1 Permitted Uses

1. College uses including classrooms, offices, laboratories, theaters, dormitories, athletic facilities, parking, and other College uses.

4.3.2 Development Standards

Per approved College Master Plan and Chino College Park Specific Plan Design Guidelines.

4.4 RESIDENTIAL DISTRICT REGULATIONS

4.4.1 Overall Neighborhood Concept

The residential uses are designed to create six neighborhoods that are organized around a system of Neighborhood Parks, Pocket Parks, bikeways, and trails. The parks, ranging in size from 1 to 5 acres, will be the focus of the neighborhoods, providing a safe and secure environment for all age groups and offering a variety of community-oriented recreational opportunities. Trails will connect the Neighborhood Parks and Pocket Parks to each other as well as to the Village Center, Ayala Park, and Chaffey College. A wide variety of residential products will be created within each neighborhood, in order to provide housing opportunities for a range of lifestyles and a broad segment of the housing market.

4.4.2 Estate Residential

The Estate Residential Planning Areas are designed to be consistent with the adjacent subdivision to the east and north, and provide for a large-lot, ranch-style, living experience.

1. Permitted Land Uses

- a. Single-Family Uses.
- b. Per the Permitted Land Uses for the RD2 Zone, Section 20.08.030 of the Zoning Ordinance.

2. Prohibited Uses

- a. Per the Not Permitted Land Uses for the RD2 Zone, Section 20.08.030 of the Zoning Ordinance.

3. Development Requirements

See Site Development Standards Matrix, Table 4-3.

4. Parking

- a. Per Chapter 20.14 of the Zoning Ordinance.

TABLE 4-2
SITE DEVELOPMENT STANDARDS MATRIX
Chino College Park Specific Plan

LAND USE DISTRICT	Residential Density (Dwelling Units per Acre)	Maximum Lot Coverage	Minimum Lot Size Sq. Ft.	Minimum Lot Width	REQUIRED SETBACKS								MAXIMUM BUILDING HEIGHTS		
					Front Yard				Build-to Line	Interior Side Yard	Corner Side Yard	Rear Yard	Primary Structures	Architectural Features	Accessory Structures
					Habitable Structure	Open Porch	Front Entry Garage	Side Entry Garage							
OSR (Open Space Recreation)	N/A	N/A	N/A	N/A					¹						
Institutional	N/A	N/A	N/A	N/A					¹						
ER (Estate Residential)	0-2.0	50%	20,000	60'	25'	15'	25'	15'	N/A	10' & 15'	10'	25'	35' 2½ stories	45' 3 stories	28' 2 stories
LDR (Low Density Residential)	3.1-6.0	60%	5,000	40'	10'	5'	18'	10'	N/A	5' & 10'	10'	10'	40' 2½ stories	50' 3½ stories	40' 2½ stories
MDR (Medium Density Residential)	6.1-12.0	70%	3,000	None	10'	5'	Less than 5' or greater than 18'	5'	N/A	10' Attached 3' Detached	5'	15' Attached 10' Detached	40' 2½ stories	50' 3½ stories	40' 2½ stories
HDR (High Density Residential)	12.1-20.0	80%	10,000	None	10'	5'	Less than 5' or greater than 18'	3'	¹	15'	10'	15'	45' 3 stories	55' 4 stories	45' 3 stories

¹ Refer to Village Center Design Guidelines.

4.4.3 Low Density Residential

1. Permitted Land Uses

- a. Single-Family Uses.
- b. Uses permitted in the Estate Residential District.
- c. Per the Permitted Land Uses for the RD4.5 Zone, Section 20.08.030 of the Zoning Ordinance.

2. Uses Subject to a Special Conditional Use Permit

- a. Elementary School.
- b. Neighborhood Park.

3. Prohibited Uses

- a. Per the Not Permitted Land Uses for the RD4.5 Zone, Section 20.08.030 of the Zoning Ordinance.

4. Development Requirements

See Site Development Standards Matrix, Table 4-3.

5. Parking

- a. Per Chapter 20.14 of the Zoning Ordinance.

4.4.4 Medium Density Residential

1. Permitted Land Uses

- a. Single-Family Uses.
- b. Duplexes, Triplexes, Fourplexes.
- c. Condominiums.
- d. Multi-Family Residences.
- e. Uses permitted in the Low Density Residential District, provided that the density of any individual project shall not be less than five (5) dwelling units per acre.
- f. Per the Permitted Land Uses for the RD8 Zone, Section 20.08.030 of the Zoning Ordinance.

2. Uses Subject to a Special Conditional Use Permit

- a. Elementary Schools.
- b. Neighborhood Parks and Pocket Parks.

3. Prohibited Uses

- a. Per the Not Permitted Land Uses for the RD8 Zone, Section 20.08.030 of the Zoning Ordinance.

4. Development Requirements

See Site Development Standards Matrix, Table 4-3.

5. Parking

- a. Per Chapter 20.14 of the Zoning Ordinance.

4.4.5 High Density Residential

High Density Residential uses are permitted within the Village Center per a Site Approval of the Chino Planning Commission, Section 20.03.080 of the Zoning Ordinance.

1. Permitted Land Uses

- a. Multi-Family Uses.
- b. Uses permitted in the Medium Density Residential District, provided that the density of any individual project shall not be less than ten (10) dwelling units per acre.
- c. Per the Permitted Land Uses for the RD20 Zone, Section 20.08.030 of the Zoning Ordinance.

2. Uses Subject to a Special Conditional Use Permit

- a. Per the Conditionally Permitted Land uses of the RD20 Zone, Section 20.08.030 of the Zoning Ordinance.
- b. Religious and eleemosynary institution.

3. Prohibited Uses

- a. Per the Not Permitted Land Uses for the RD20 Zone, Section 20.08.030 of the Zoning Ordinance.

4. Development Requirements

- a. See Site Development Standards Matrix, Table 4-3.

5. Parking

- a. Per Chapter 20.14 of the Zoning Ordinance.

b. Parking Reductions

Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever in the opinion of the Planning Commission, a commercial center, office business park use, or residential use in the Village Center is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient and safe loading and unloading of passengers, a reduction in the number of parking spaces required by the Zoning Ordinance may be permitted upon Site Approval by the Planning Commission.

Among others, the following are examples of facilities, which may justify a reduction in required off-street parking:

- Community tram/transit system;
- Preferential bus lanes and bus stops;
- Internal tram/people mover system;
- Park and ride facilities; and
- Disincentives to individual vehicle use.

Shared or joint use parking facilities, either on- or off-site within the Village Center, may be approved in conjunction with and as part of the Site Approval by the Planning Commission, as documented, reviewed and approved by the City's traffic engineer.

4.4.6 Affordable Housing

The purpose of this section is to present the Chino College Park Specific Plan requirements for affordable housing.

As the project is within a redevelopment area, state law requires that 15% of the new housing (up to 2,500 dwelling units x 15% = 375 dwelling units) be affordable to very low (6%) and moderate (9%) income households.

According to current City figures, moderate income households can afford approximately \$206,000 and \$234,000 for two and three bedroom dwellings, respectively and the very low household incomes will support rental rates currently of about \$400 and \$472 per month for two and three bedroom units, respectively.

The precise mix and product types would be determined by the City of Chino and the master developer, and spelled out in the project development agreement.

4.5 RETAIL (R) DISTRICT REGULATIONS

Retail uses are intended to provide neighborhood commercial establishments with the Village Center.

4.5.1 Permitted Uses

1. Those uses permitted in the CN zone, Section 20.09.030 of the Chino Zoning Ordinance.

4.5.2 Uses Subject to a Special Conditional Use Permit

1. Those uses conditionally permitted in the CN zone, Section 20.09.030 of the Chino Zoning Ordinance.

4.5.3 Development Regulations

1. Per the General Development Regulations of the CN zone, Section 20.09.030 of the Chino Zoning Ordinance and the Chino College Park Specific Plan Design Guidelines.

4.5.4 Parking

1. Per Chapter 20.14 of the Zoning Ordinance.

2. Parking Reductions

Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever in the opinion of the Planning Commission, a commercial center, office business park use, or residential use in the Village Center is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient and safe loading and unloading of passengers, a reduction in the number of parking spaces required by the Zoning Ordinance may be permitted upon Site Approval by the Planning Commission.

Among others, the following are examples of facilities, which may justify a reduction in required off-street parking:

- Community tram/transit system;
- Preferential bus lanes and bus stops;
- Internal tram/people mover system;
- Park and ride facilities; and
- Disincentives to individual vehicle use.

Shared or joint use parking facilities, either on- or off-site within the Village Center, may be approved in conjunction with and as part of the Site Approval by the Planning Commission, as documented by a traffic engineer

4.6 MIXED-USE (MU) DISTRICT REGULATIONS

The Mixed-Use District is intended to provide neighborhood commercial, office, and/or high density residential development within the Village Center.

4.6.1 Permitted Uses

1. Those uses permitted in the Neighborhood Convenience Center (CN) and Administrative/Professional Office (AP) zones, Section 20.09.030 of the Chino Zoning Ordinance.
2. High Density Residential uses per Section 4.4.5 of the Chino College Park Specific Plan.

4.6.2 Uses Subject to a Special Conditional Use Permit

1. Those uses conditionally permitted in the CN and AP zone, Section 20.09.030 of the Chino Zoning Ordinance.
2. Those uses conditionally permitted in the High Density Residential uses per Section 4.4.5 of the Chino College Park Specific Plan.
3. Combination of residential and commercial or office uses in the same structure.

4.6.3 Development Regulations

1. Per the General Development Regulations of the CN and AP zone, Section 20.09.030 of the Chino Zoning Ordinance and the Chino College Park Specific Plan Design Guidelines.
2. Per the High Density Residential regulations, Section 4.4.5 of the Chino College Park Specific Plan and the Chino College Park Specific Plan Design Guidelines.

4.6.4 Parking

1. Per Chapter 20.14 of the Zoning Ordinance.

2. Parking Reductions

Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever in the opinion of the Planning Commission, a commercial center, office business park use, or residential use in the Village Center is designed to encourage and facilitate the internal circulation of public transit vehicles and the on-site, convenient and safe loading and unloading of passengers, a reduction in the number of parking spaces required by the Zoning Ordinance may be permitted upon Site Approval by the Planning Commission.

Among others, the following are examples of facilities, which may justify a reduction in required off-street parking:

- Community tram/transit system;
- Preferential bus lanes and bus stops;
- Internal tram/people mover system;
- Park and ride facilities; and
- Disincentives to individual vehicle use.

Shared or joint use parking facilities, either on- or off-site within the Village Center, may be approved in conjunction with and as part of the Site Approval by the Planning Commission, as documented by a traffic engineer.

5.1 EXISTING CONDITIONS

Chino College Park is located approximately two miles south of the Pomona Freeway (State Route 60) and approximately two miles east of the Chino Valley Freeway (State Route 71). It is bounded by Central Avenue to the west, by Edison Avenue and Eucalyptus Avenue to the north and by Euclid Avenue and San Antonio Avenue to the east. The property is bounded on the south by the State of California, Department of Corrections property.

Table 5-1 describes the street classifications, number of lanes, and right-of-way width for the perimeter streets.

TABLE 5-1
STREET CLASSIFICATIONS
Chino College Park Specific Plan

STREET NAME	STREET CLASSIFICATION	NUMBER OF LANES	TOTAL ROW	CURB-TO-CURB
Central Avenue	Major Arterial	6	110'	90'
Edison Avenue (Central to Benson)	Major Arterial	6	110'	90'
Edison Avenue (Benson to Euclid)	Major Arterial	6	110'	84'
Euclid Avenue (south of Eucalyptus)	Expressway	8	200'	TBD
Eucalyptus Avenue (Euclid to Fern)	Secondary Arterial	4	88'	64'
Eucalyptus Avenue (Fern to San Antonio)	Urban Residential Collector	2	60'	36'
San Antonio Avenue (Eucalyptus to Edison)	Residential Collector	2		

Source: City of Chino General Plan Circulation Element (February 1992)

Eucalyptus Avenue is currently used by service vehicles to access the correctional facility from Euclid Avenue. With the implementation of the Chino College Park Master Plan, Eucalyptus Avenue will provide direct access to the residential neighborhoods, the College, and the retail center. The service road providing access to the correctional facility will be relocated south of the Chino College Park project boundary line and will join Euclid Avenue at a new intersection.

Along the northern boundary of the project site, several streets intersect with and terminate at Edison Avenue, including Twelfth, Benson, Oaks, Magnolia, Mountain, and Cypress Avenues. The extensions of Oaks and Mountain Avenues will provide north-south access to Chino College Park. Additional north-south access to Chino College Park will be provided by San Antonio Avenue and Fern Avenue north of Eucalyptus Avenue.

5.2 INTERNAL VEHICULAR CIRCULATION

Chino College Park's internal circulation system provides a hierarchy of street cross sections and classifications, which range from Primary Arterial to Local Residential Streets. This system is designed to provide efficient access to the Community's mixed-use, institutional, and recreational uses, while discouraging through vehicular traffic on residential neighborhood streets and is depicted on Figure 5.2-1.

5.2.1 Major Arterial (Campus Drive)

A major arterial is a 4-lane divided highway with raised median islands. It provides access to collectors and major traffic generators. There is a provision for separated left-turn movements, but no provision for on-street parking. On-street bicycle lanes and sidewalks are provided on both sides of the street.

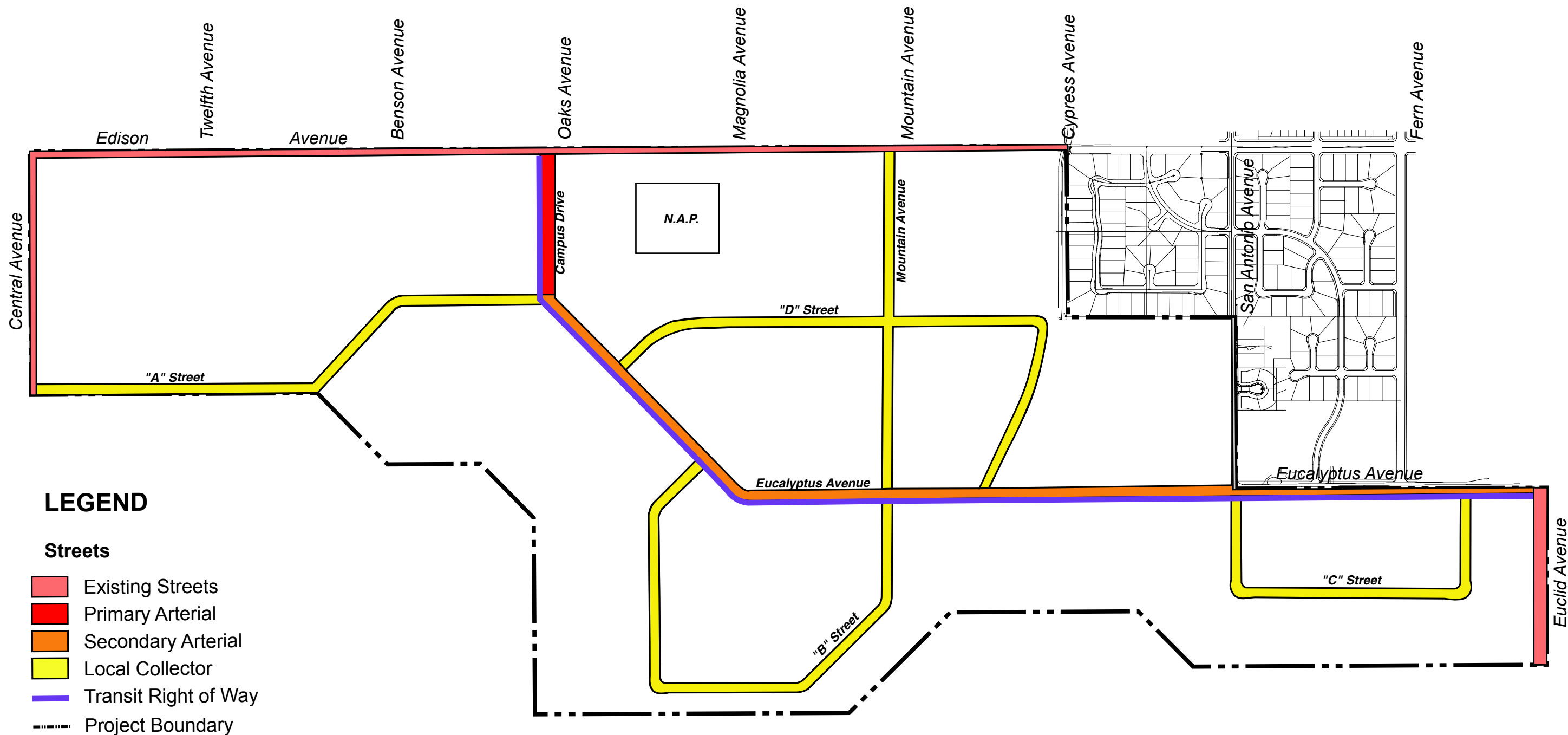
Campus Drive runs north-south and northwest/southeast, and connects at the existing intersection of Oaks Avenue and Edison Avenue. This street provides the primary access to the heart of the community, including the Village Center and Chaffey College, where it intersects with "A" Street and Eucalyptus Avenue. Campus Drive is a 109-foot-wide ROW Primary Arterial. Figure 5.2-2 illustrates the multi-modal nature of this street with allocations for pedestrian, bicycle, public transit, and private vehicles.

5.2.2 Secondary Arterial Streets (Eucalyptus Avenue and Mountain Avenue)

A secondary arterial is a 4-lane undivided highway. There is a provision for bicycle lanes and left-turn lanes. Sidewalks and parkways are provided on both sides of the street.

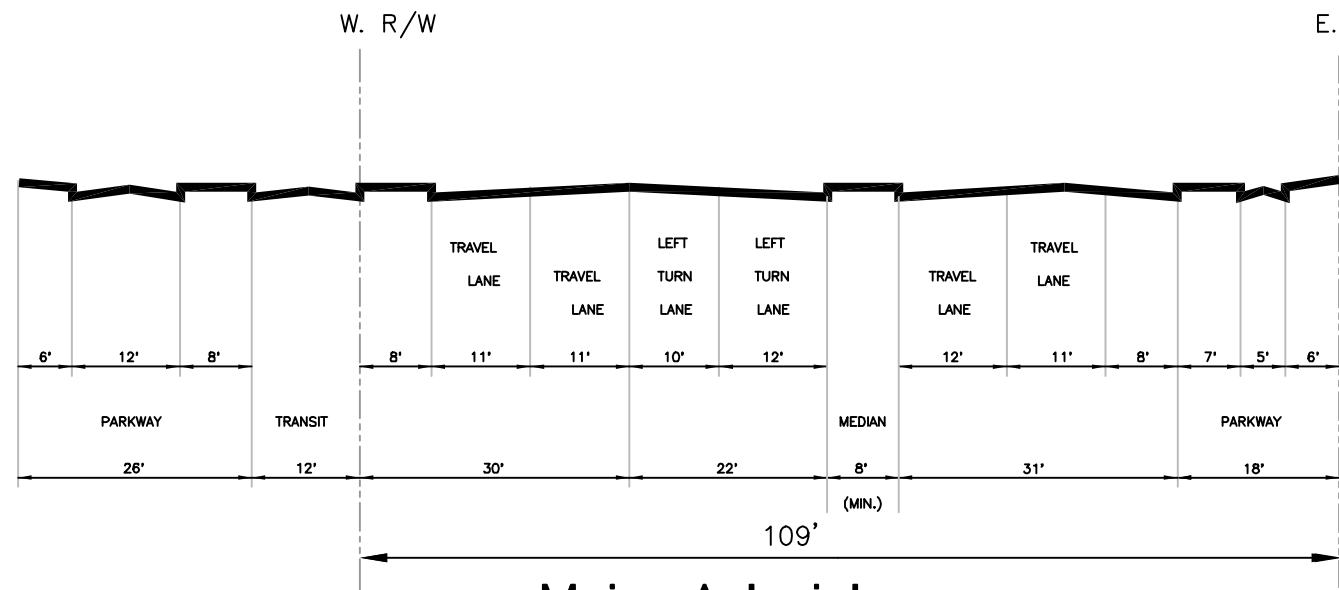
Eucalyptus Avenue serves as the major east-west spine road of the community connecting the residents of Chino College Park with the Village Center and Chaffey College. Eucalyptus Avenue travels from the existing intersection with Euclid Avenue and terminates at the intersection of Campus Drive in the Village Center. Figure 5.2-2 illustrates the multi-modal nature of this roadway with allocations for pedestrian, bicycle, public transit, and private vehicles.

Mountain Avenue is oriented in the north-south direction and aligns with the existing segment of Mountain Avenue north of Edison Avenue. The cross section for the segment between Eucalyptus Avenue and Edison Avenue would provide 4 travel lanes with a roadway cross section similar to Figure 5.2-2 except for a future transit lane, as it would be limited to Eucalyptus Avenue and Campus Drive.

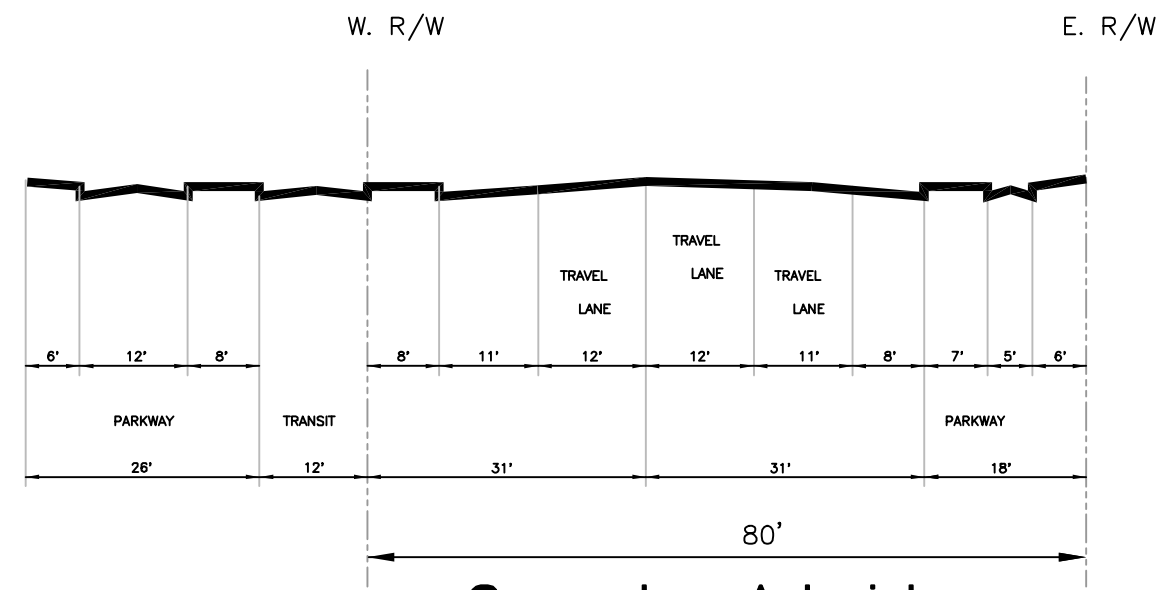


Chino College Park

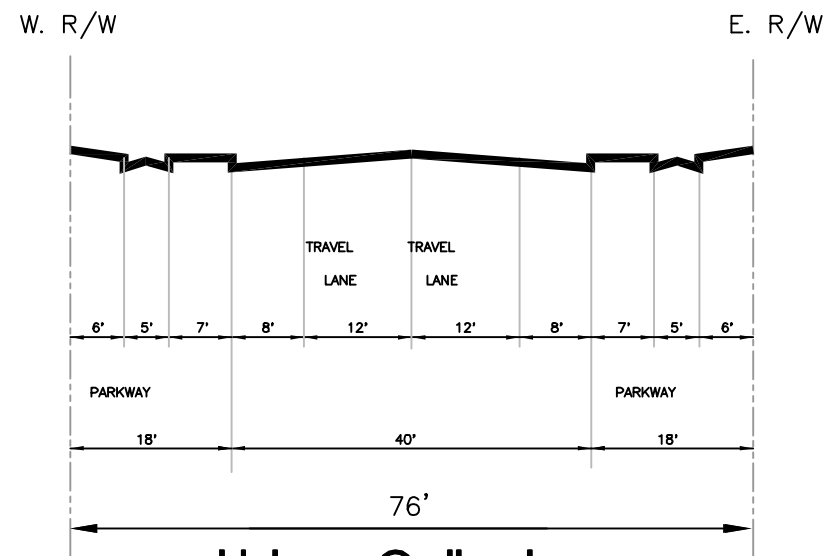
Proposed Street System



Major Arterial
PROPOSED 109-FOOT R/W STREET (PR1)
 (STREET INSIDE THE PROPOSED PROPERTY LINE)
 SCALE: 1"=20'



Secondary Arterial
PROPOSED 80-FOOT R/W STREET (PR2)
 (STREET INSIDE THE PROPOSED PROPERTY LINE)
 SCALE: 1"=20'



Urban Collector
PROPOSED 76-FOOT R/W STREET (PR3)
 (STREET INSIDE THE PROPOSED PROPERTY LINE)
 SCALE: 1"=20'

5.2.3 Urban Residential Collector Streets ("A" Street, "B" Street, "C" Street, "D" Street))

An urban collector street is a 2-lane undivided roadway that serves to accommodate the majority of local traffic, provides direct linkage to arterial and local residential streets, and provides immediate access to each land use (e.g., residential, recreational, institutional). Characteristics of the local collector system include expanded parkways and sidewalk features designed to promote: a) neighborhood identity and cohesion; and b) pedestrian circulation to neighborhood entries, schools, neighborhood parks, and the open space/trail system.

Figure 5.2-2 illustrates the landscaped parkway and sidewalk system included in typical cross sections, which makes pedestrian movement between neighborhoods and other land uses as an attractive transportation option.

5.2.4 Local Streets (In-tract)

Local streets are located within each planning area/neighborhood and provide direct access from collector streets to individual homes and/or parcels. The City's General Plan identifies two types of local street sections: rural and urban.

"Urban Local" streets provide a 60-foot-wide right-of-way including two travel lanes on 36 feet of roadway and 12-foot landscaped parkways on either side of the street. Within this parkway, a minimum 4-foot-wide sidewalk will be separated from the roadway by a landscaped parkway to separate pedestrian movement from vehicular traffic. The "Urban Local" street section is intended for use in the Low-Medium Density and High Density land use zones.

"Rural Local" streets provide a 50-foot-wide right-of-way including two travel lanes on 28 feet of roadway and 11-foot landscaped parkways on either side of the street. Within this parkway, a minimum 4-foot-wide sidewalk will be separated from the roadway by a landscaped parkway. The "Rural Local" street section is intended for use in the Estate Residential land use zone.

5.3 TRANSIT

The City of Chino is currently served by Omnitrans, a public transit provider that operates local and inter-city lines in the area. Omnitrans also contracts with a paratransit operator, which provides on-call service to elderly and handicapped patrons.

Currently, Omnitrans Line 72 provides the most direct access to the Chino College Park area. It makes a complete loop starting north of the Pomona Freeway (SR-60) at Philadelphia Avenue, travels down Central Avenue past the Chino Civic Center and Chino College Park and continues south on Central Avenue into the City of Chino Hills and returning to its point of origin via Chino Hills Parkway, Grand Avenue/Edison Avenue and Monte Vista Avenue. Line 72 provides connections to three other Omnitrans routes (62, 63, and 65), which serve other areas of the City and which also, provide access to surrounding cities. Figure 5.3-1 depicts the Existing Transit Routes.

Campus Drive and Eucalyptus Avenue are designed to accommodate a future local transit system. This system (sometimes referred to as the OASIS concept) centers on the idea of land use nodes connected by transit to other land use nodes. The reserved right-of-way transit lane will accommodate local circulator vehicles that travel on a one-way continuous loop. This loop connects nodes within Chino College Park (e.g., Village Center uses and neighborhood parks) to transit stops within the existing regional transit system including the future Chino Multimodal Transit Center. Under the OASIS concept, local stops would be spaced to serve an approximate walking distance of one-quarter mile. It is envisioned that this right-of-way will be used as a landscaped parkway and possible trail prior to the construction of the transit system.

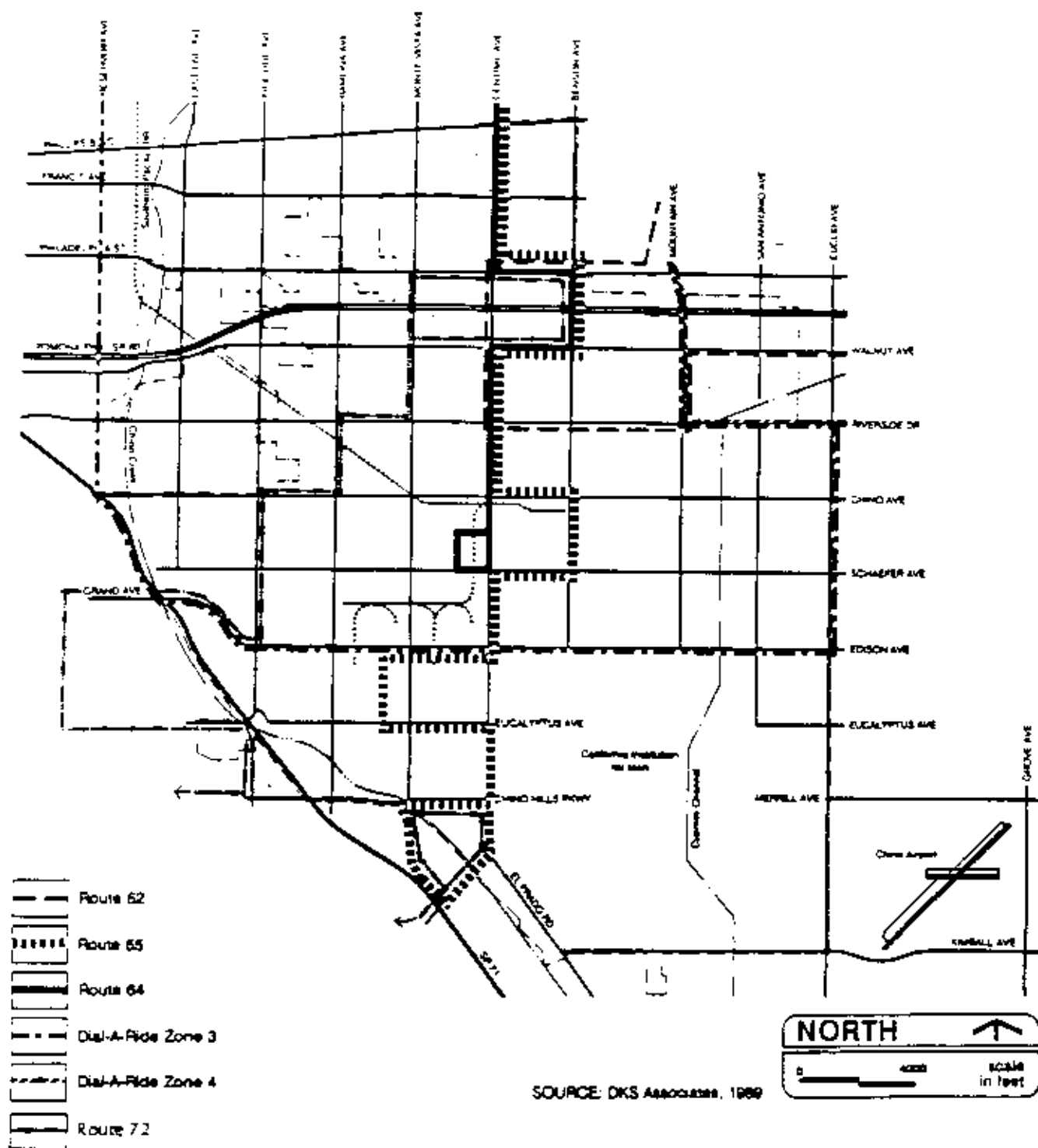


Figure 5.3-1

College Park

Existing Transit

5.4 BIKEWAYS

The primary and secondary arterials and collector roadways for Chino College Park have been designed to provide a convenient bikeway system that connects all major uses within the project. This system is composed of both on-street, striped (Class II) pathways, and off-street, landscaped (Class I) pathways. Figure 5.4-1 depicts the Existing Bicycle and Equestrian Trails.

The Class I pathways are part of the multi-use trail located on Campus Drive and on Eucalyptus Avenue, linking residents, students, employees, and recreational users between Central Avenue and Euclid Avenue with connections to residential neighborhoods and the Edison Avenue bicycle trail, as part of the regional system.

Bicycle trail improvements shall be based upon the design standards contained in the Circulation element of the Chino General Plan and more specific design criteria established by Caltrans (Highway Design Manual, Bikeway Planning, and Design Standards).

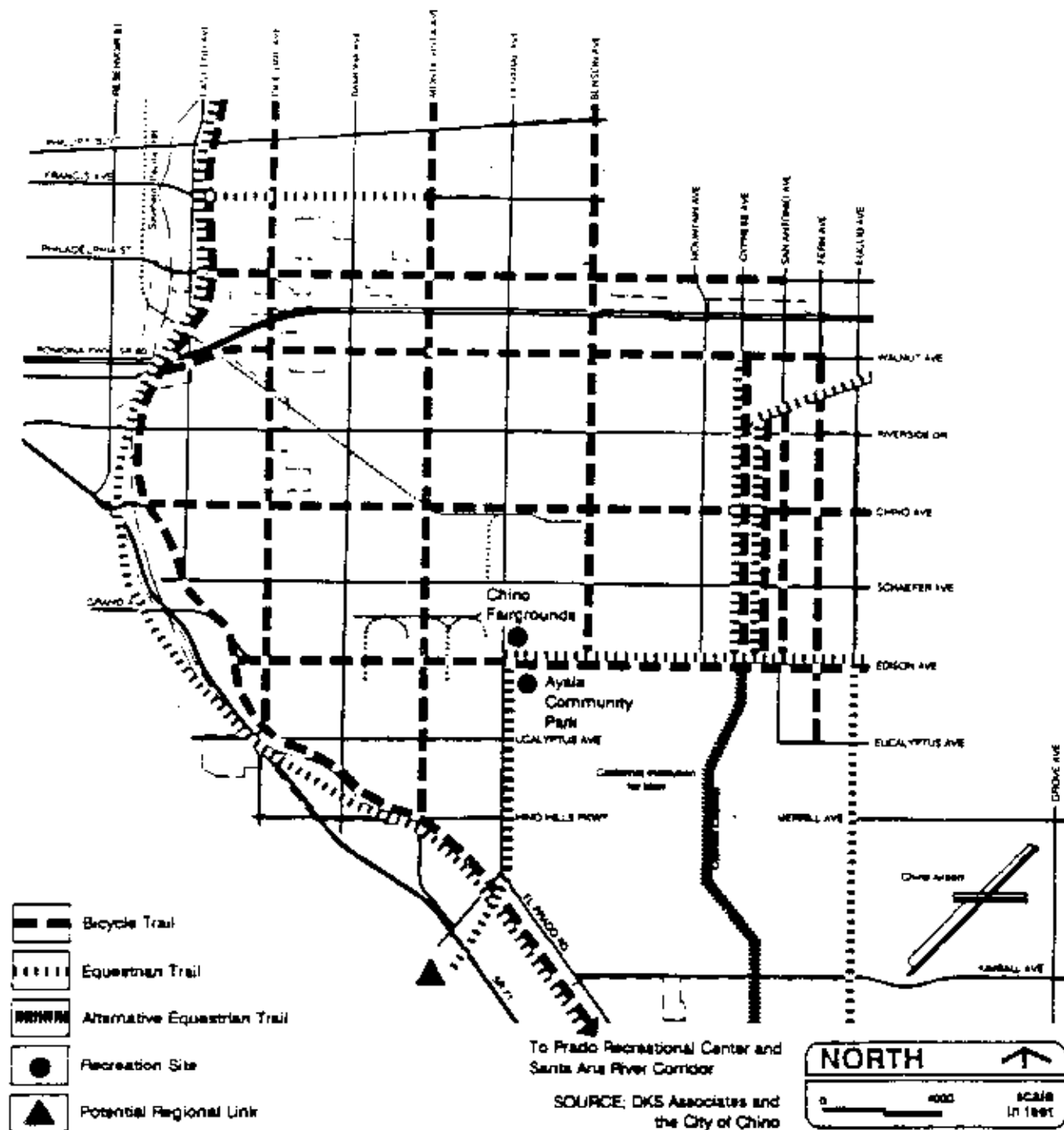


Figure 5.4-1

College Park

Existing Bicycle and Equestrian Trails

5.5 TRAILS

In addition to the bikeway system described in Section 5.4, Chino College Park provides a network of trails to accommodate pedestrian and equestrian travel. The trail system is designed to: 1) link residential neighborhoods to the Village Center, Chaffey College, and Ayala Park; 2) link all land uses to the regional trail system; and 3) create a distinct identity for the community and is depicted on Figure 5.5-1.

Campus Drive and Eucalyptus Avenue will provide a 12-foot multi-use trail with landscaping on either side of the trail. This trail accommodates users that are walking, jogging, roller-blading, skateboarding, and leisurely bicycling. Bicyclists that want a more direct path of travel would use the on-street bike trail.

Residential builders will provide direct pedestrian access from the neighborhoods to the multi-use trail system.

Chino College Park provides equestrian trails adjacent to the Estate Residential land uses in the northeast portion of the community. These trails along Edison, San Antonio, and Eucalyptus Avenues link the Estate Residential neighborhoods, where residents may keep horses, to the regional equestrian trail system along Edison Avenue and Euclid Avenue.

The City's General Plan illustrates an "Alternative Equestrian Trail" adjacent to Cypress Channel traveling from Edison south through the correctional facility property. This alternative route is not feasible at this time since the correctional facility is operational and the related security/ safety issues cannot be overcome. In addition, an easement along Cypress Channel within the Specific Plan Area will be preserved for habitat mitigation. Therefore, no equestrian trail is designated along Cypress Channel within Chino College Park.

Equestrian Trail improvements shall be provided consistent with the design standards contained in Appendix C of the Circulation Element of the Chino General Plan.

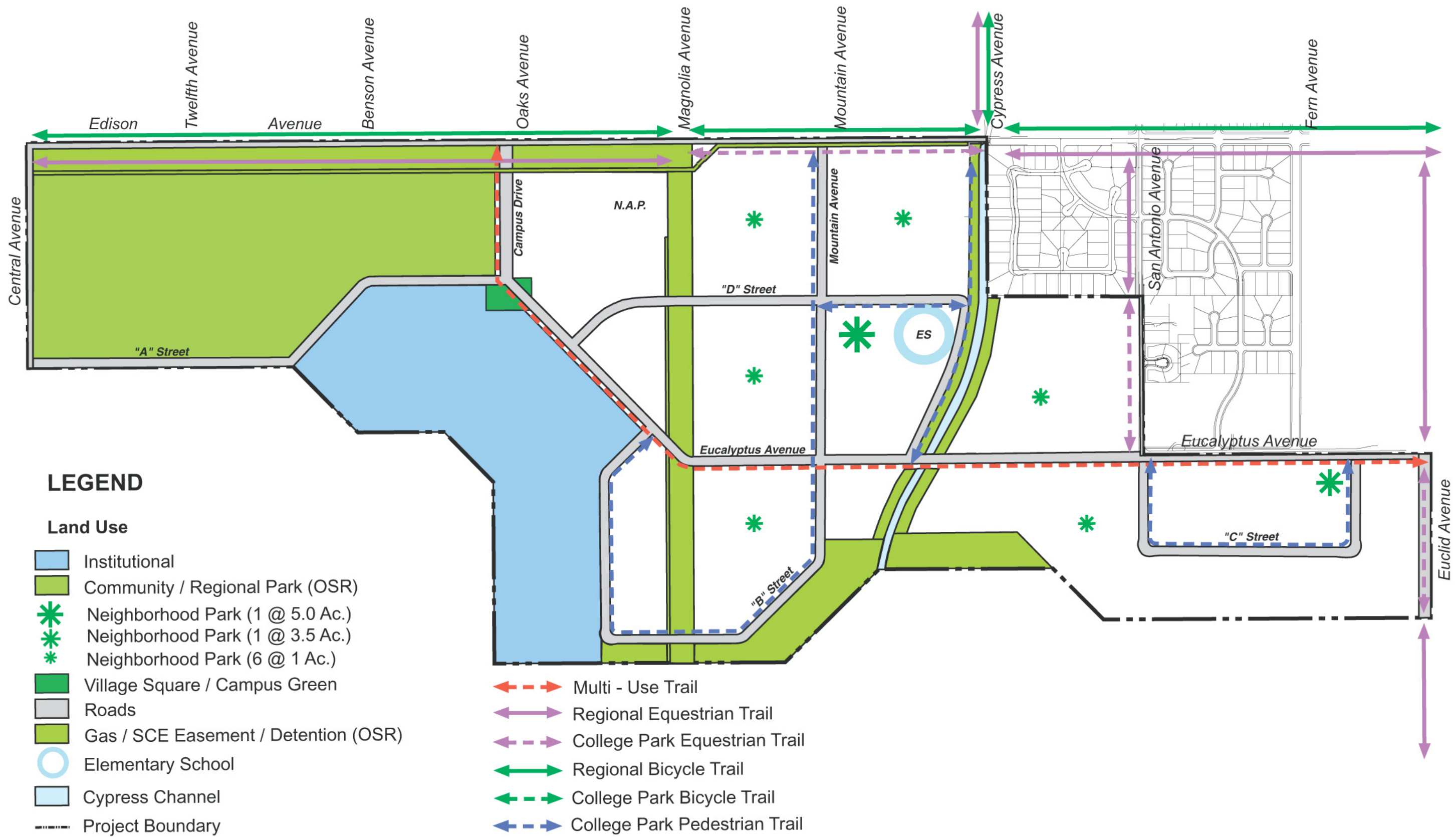


Fig. 5.5-1

Chino College Park

Community Trails Plan

6.1 SCHOOLS

6.1.1 Student Generation

The project is within the Chino Valley Unified School District (CVUSD). Based on student generation factors by housing type (Table 10) from the CVUSD's School Facilities Need Analysis and assuming 2,000 single-family and 500 attached dwelling units, the following students would be generated:

**TABLE 6-1
STUDENT GENERATION**

DETACHED					
K – 6	0.41	x	2,000	=	820
7 – 8	0.12	x	2,000	=	240
9 – 12	0.18	x	2,000	=	360
Subtotal:					1,420
ATTACHED					
K – 6	0.19	x	500	=	95
7 – 8	0.05	x	500	=	25
9 – 12	0.12	x	500	=	60
Subtotal:					180
TOTAL					1,600

The elementary, middle, and high school demand therefore would be 915, 265 and 420 students, respectively.

6.1.2 Existing School Location and Capacity

The closest elementary school is Howard Cattle School on Cypress, north of the project. Given that Cattle School is near capacity, a new elementary school would be warranted by the 915 students generated and a 10-acre site has been shown.

Both the middle and high schools have some capacity but may require expansion as a result of the project. There appears to be sufficient land area at existing facilities to accommodate expansion to meet the project-generated demand.

6.1.3 Elementary School Site

The proposed school site of 10 acres is shown toward the center of the residential neighborhoods. The site is connected with each residential zone by bikeway and pedestrian ways, as well as being bordered by community roadways but away from the primary and secondary arterial roads.

The site is also shown adjacent to a 5-acre park, which is proposed to be designed as an integral part of the school.

The State of California Education Code requires that school sites within two miles of a runway receive an evaluation by the Director of Aeronautics. As the school site is about 8,000 feet from the Chino Airport Runway 8L and thereby within the 2-mile-wide distance, the CVUSD will be required to process all relevant applications prior to acquisition.

6.2 AYALA PARK

The Ayala Park will provide existing residents of Chino and future residents of Chino College Park with a multitude of conveniently located recreation opportunities. The Ayala Park Master Plan program will include up to ten (10) soccer fields, four (4) softball fields, two (2) baseball fields, tennis court(s), skate park, golf driving range, YMCA facility, and a community center and passive park uses.

6.3 NEIGHBORHOOD PARKS

Two (2) Neighborhood Parks of 3.5 and 5 acres and six (6) Pocket Parks of 1 acre each will be located within the residential neighborhoods of Chino College Park and are depicted on Figure 6.3-1. These parks are intended to be the recreation and social center of their respective neighborhoods. The general locations of each proposed park have been selected to provide significant open space elements in the community fabric. This arrangement ensures that these parks will be within a short walk of all of the residences (less than 5 minutes). The community's trails system will connect the neighborhood parks to residences, the regional trail system, Chaffey College, Ayala Park, and the Village Center.

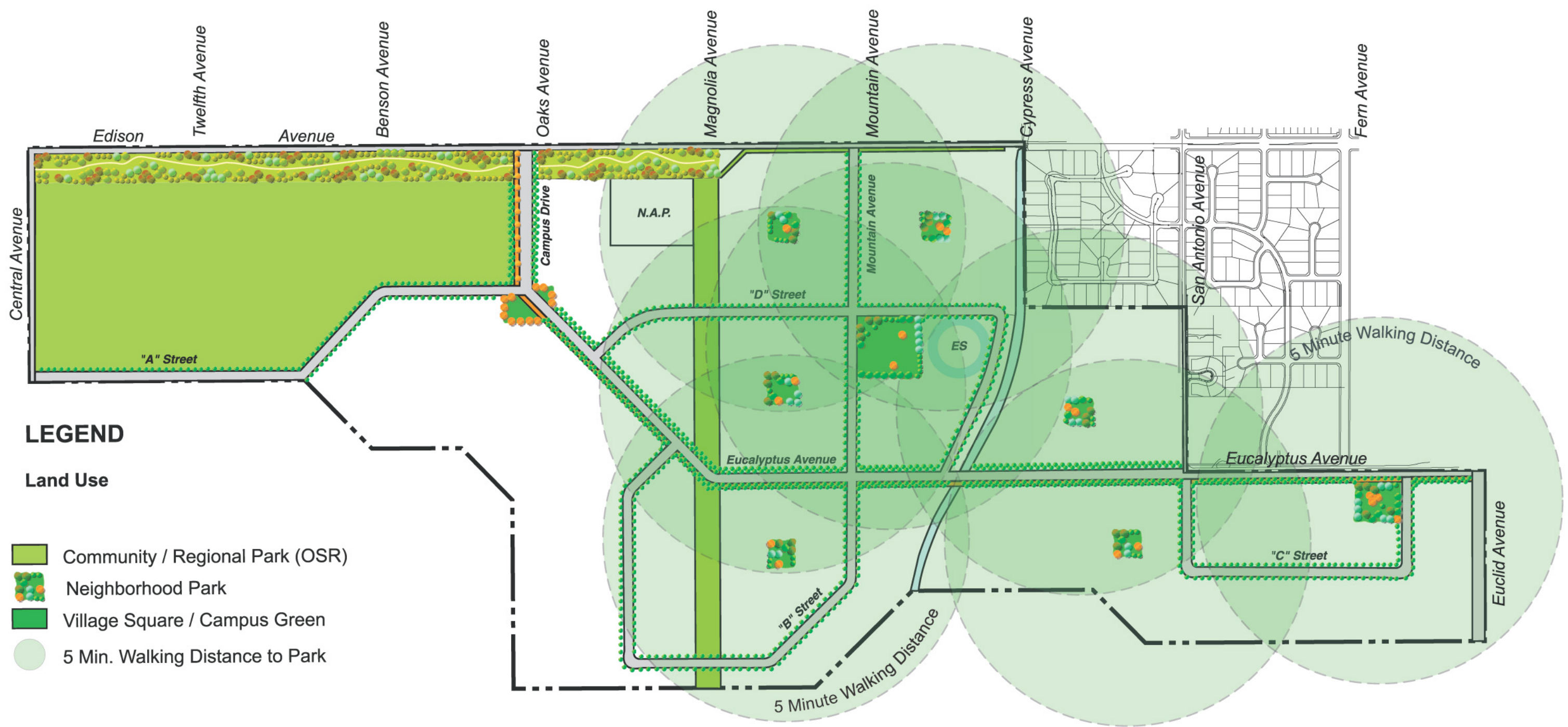
The park adjacent to the proposed elementary school will be 5 acres. The total acreage of all eight (8) neighborhood parks will be not less than 14½ acres.

The future programming and design of each park will provide adequate space for informal active play and/or recreation facilities geared to serve the neighborhoods' demographics. Some neighborhood parks may include sports fields (e.g., soccer, baseball and/or softball); however, these facilities will not be lighted.

Each Neighborhood Park is intended to front on at least two sides to a street or a public space such as the elementary school. The design of the residential tracts adjacent to any neighborhood park will emphasize "fronting" on the park to enhance the vitality, safety and security of the space.

Funding and maintenance of the parks will be described in the Development Agreement.

Additional park space in the Chino College Park Specific Plan Area includes the Village Square (0.5-2 acres), located on Campus Drive within the Village Center, and the Campus Green (2-3 acres), which will be on the Chaffey College campus, across from the Village Square.



Chino College Park

Neighborhood Park Plan

6.4 HABITAT MITIGATION AND STORM WATER RETENTION AREAS

In addition to the project's formal parks, there are an additional 58 acres of contiguous open space reserved for habitat mitigation and storm water retention as follows:

6.4.1 Habitat Mitigation

Approximately 58 acres are reserved as wildlife habitat area to mitigate impacts to burrowing owls (see the DEIR). The area is composed of the 200-foot wide SCE easement running north-south through the project. An additional 30-foot wide easement will be added to the west side of the north-south leg of this easement to accommodate the reconfigured Magnolia storm water channel. The channel will remain an earthen structure to enhance its habitat quality.

In addition to the SCE easement, approximately 12 acres of habitat will be created by preserving land along the lower 2,000 feet of Cypress Channel and 100 feet adjacent to the north 1,500 feet of Cypress Channel within the project area.

The two corridors described above join with an approximately 25 acre strip of land along the southern property boundary extending from the west property boundary of the college to approximately 5,000 feet east. The area includes about 4 acres of college property.

6.4.2 Storm Water Retention Ponds

The southern 25 acres of the habitat mitigation area will serve the dual role of retention for storm water as well. The ponds would be designed as earthen structures to retain water from the property during peak periods to protect both Cypress Channel and Magnolia Channel from overflowing. Water would be retained during peak storm flows and then released into the channels as capacity becomes available.

Both the retention pond and habitat area would be landscaped with native drought tolerant landscape material to both eliminate the need to irrigate as well as create a natural foraging habitat for the burrowing owls.

6.5 PUBLIC SAFETY

6.5.1 Fire

Fire protection for Chino College Park will be provided by the Chino Valley Independent Fire District. The Chino Valley Independent Fire District protects over 80 square miles in the southwest portion of San Bernardino County. This includes the Cities of Chino and Chino Hills. The Fire District is made up of six fire stations, a training center, and an administrative headquarters facility. Fire Station 61 is closest to the project and is located at 13251 Central Avenue. The travel time from this fire station to the project is approximately four minutes.

Developer fees (AB 1600 Fees) will be collected at the issuance of Building Permits to offset the costs of providing fire protection services to the project.

6.5.2 Law Enforcement

Law enforcement for Chino College Park will be provided by the City of Chino Police Department. The main station is located at 13250 Central Avenue, which is less than two miles from the main entrance of the project at the intersection of Edison and Oaks Avenues.

Developer fees (AB 1600 Fees) will be collected at the issuance of Building Permits to offset the costs of providing law enforcement services to the project.

6.6 LIBRARY

The Chino Branch of the San Bernardino County Library system is located at 13180 Central Avenue, approximately two miles from the main project entrance at Edison and Oaks Avenues.

The new Chaffey College Campus Master Plan provides for the addition of a new library. The majority of Chino College Park residents will be within walking or bicycling distance from their homes to the new library facility, which will be available for public use.

6.7 SOLID WASTE COLLECTION

The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system, which consists of six regional landfills, eight transfer stations, and five community collection centers.

Solid Waste for Chino College Park will be collected by a private hauler and disposed of at facilities owned by San Bernardino County and the County Sanitation Districts of Los Angeles County.

7.1 WATER SYSTEM

7.1.1 Potable Water System

1. Existing Water Facilities

Chino College Park is located in the western portion of the Chino Groundwater Basin immediately to the north of the California Institution for Men (CIM). Water is currently supplied to the CIM from four local ground water wells. Additionally, the City of Chino supplies water to the shooting range located in the southwest corner of the CIM property at approximately the street intersection of Central Avenue and El Prado Road.

CIM owns and operates a water treatment plant (WTP) located outside of and adjacent to the northern edge of the Specific Plan area, along Edison Avenue, with a treatment capacity of 3.5 MGD. In addition to the treatment equipment there is a 100,000 gallon bolted steel water reservoir for the raw water and 300,000 gallon elevated tank.

Water supply lines have been installed by the City of Chino in the streets around the perimeter of Chino College Park. These include 12-inch diameter mains in Central Avenue and Euclid Avenue, and a 16-inch diameter main in Edison Avenue.

2. Water Demands

Water demand calculations are based on factors obtained from the City of Chino Water Department. Irrigation water demands in the non-residential areas will be served with recycled water; therefore, irrigation demands are included in Section 7.1.2, Recycled Water System. Local exterior irrigation around the residential dwellings will be met with potable water and therefore that irrigation is included in the potable water demands. The water demands for the Project are shown on Table 7-1. The total potable water demand for the Chino College Park is approximately 2,013,000 gallons per day (GPD).

TABLE 7-1

**POTABLE WATER DEMAND
Chino College Park Specific Plan**

LAND USE	POTABLE WATER DEMAND (GPD)
Residential	1,210,940
Commercial	14,340
Institutional	276,936
Open Space Recreation	510,980
TOTAL POTABLE WATER DEMAND	2,013,196

3. Distribution System

The backbone potable water distribution system is shown Figure 7.1-1, Conceptual Water Plan and will consist of 13,870 feet of 16-inch diameter pipeline connecting the existing 16-inch diameter water pipeline at Central Avenue to the existing 16-inch diameter pipeline at Euclid Avenue and running along "A" Street, part of Campus Drive and Eucalyptus Avenue, 7,340 feet of 12-inch diameter pipeline along Campus Drive, Oak Street and part of Mountain Avenue, and 7,900 feet of 10-inch diameter pipeline along "B" Street.

7.1.2 Recycled Water System

To serve the irrigated area in Chino College Park, a recycled water system will be constructed to provide recycled water for turf and landscape irrigation. The parks, college, school, medians, and greenbelts will be irrigated with recycled water, while local irrigation in residential areas will use potable water.

1. Recycled Water Demands

Table 7-2 summarizes the calculations for Recycled Water Demand, which is 600,936 GPD. The City of Chino has indicated that adequate supplies of recycled water are available from an existing 12-inch recycled water main in Edison Avenue.

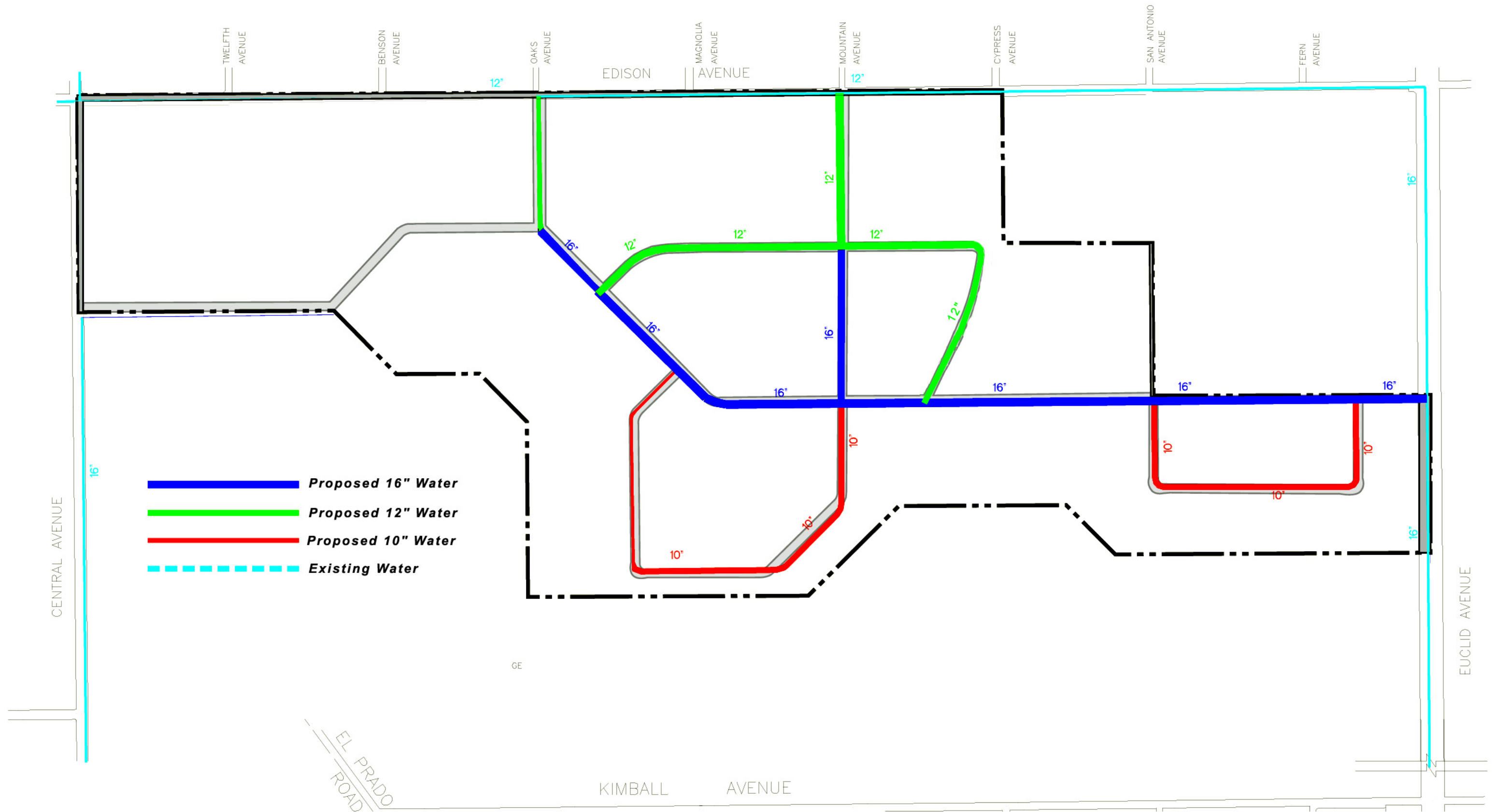
TABLE 7-2

RECYCLED WATER DEMAND
Chino College Park Specific Plan

LAND USE	RECYCLED WATER DEMAND (GPD)
Residential	375,769
Commercial	5,736
Institutional	138,468
Open Space Recreation/Roadways	80,963
TOTAL RECYCLED WATER DEMAND	600,936

2. Recycled Water Distribution System

The recycled water distribution system is shown on Figure 7.1-1, Conceptual Water Plan, and will include 6,590 feet of 12-inch main along Edison Avenue up to the intersection between Eucalyptus Avenue and Mountain Avenue, 1,210 feet of 10-inch main along Oaks Avenue, 2,950 feet of 8-inch main along Eucalyptus Avenue and part of Campus Drive, 11,350 feet of 6-inch main along Eucalyptus Avenue between Central Avenue and Mountain Avenue and part of Campus Drive, as well as 8,070 feet of 4-inch main in loop "B" Street.



Chino College Park

Fig. 7.1-1 Conceptual Water Plan

7.2 WASTEWATER SYSTEM

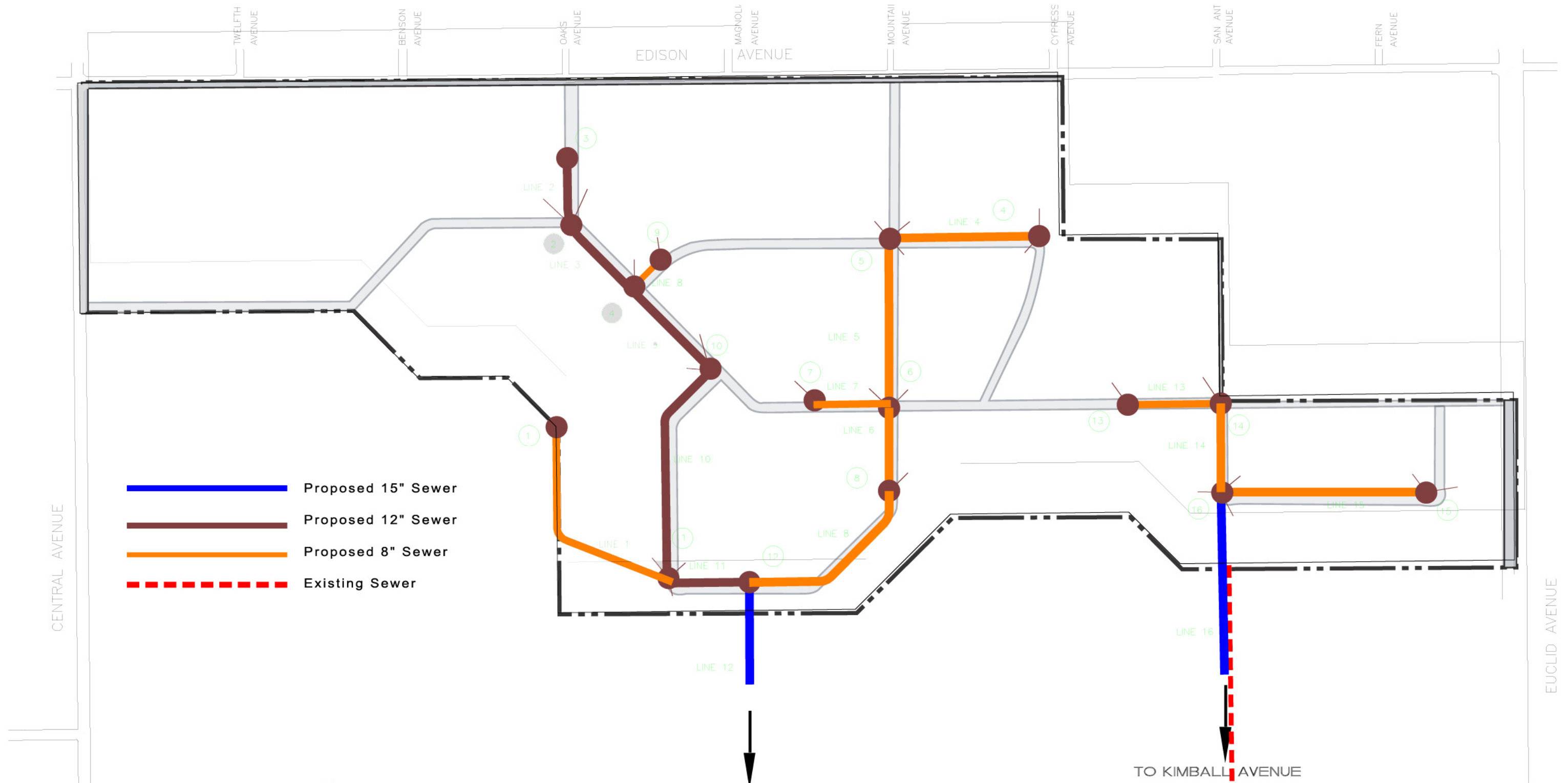
The projected wastewater flows have been calculated based on the generation factors provided by the City of Chino (Sewer Master Plan – 1993). The total sewage flow for the ultimate Project is 822,508 GPD and is shown on Table 7-3. Based on this demand, a conceptual sewer collection system layout for the Project was developed.

The Conceptual Wastewater facilities for Chino College Park are shown on Figure 7.2-1 and will include a new 15-inch sewer line along Magnolia Channel to the 24-inch trunk sewer at Kimball Avenue and a new 15-inch sewer main line to Kimball Avenue along San Antonio Avenue. In addition, 12-inch and 8-inch sewer lines will be provided along the internal roads.

TABLE 7-3

**WASTEWATER DEMAND
Chino College Park Specific Plan**

LAND USE	WASTEWATER DEMAND (GPD)
Residential	679,459
Commercial/Mixed Use	4,780
Institutional	103,029
Open Space Recreation	35,240
TOTAL WASTEWATER DEMAND	822,508



Chino College Park

Conceptual Wastewater Plan

Fig. 7.2-1

7.3 STORM DRAINAGE SYSTEM

7.3.1 Existing Conditions

The Specific Plan area lies within and across portions of two of the County's major drainage districts in the City of Chino – the Eastern District, also known as the Cypress Channel District, which runs from Euclid Avenue westerly to the extension of Mountain Avenue, and the Western District, which extends westerly from the eastern district to Central Avenue.

The drainage area tributary to the proposed Chino College Park Specific Plan totals approximately 918 acres of which 348 acres lie north of Edison Avenue and outside the planning area, with the remaining 570 acres being within the Chino College Park Specific Plan boundaries. The remaining 140 acres is the Ayala Park, which will continue to drain to Central Avenue.

An existing pipe on Magnolia Avenue carries runoff from 348 acres north of Edison. This pipe terminates in an unimproved earthen open-channel just south of Edison Avenue. The open channel continues southerly to its receiving waters of Chino Creek.

7.3.2 Drainage System Concept

The design of this system conforms with two of the primary concepts of drainage design, namely that (a) runoff from a specific watershed district should remain within that district and not be carried to an adjacent district, and, (b) the runoff flow-rate from post-development conditions should be no greater than the flow-rates under existing conditions.

Preliminary calculations indicate that the addition of the area north of Edison (348 acres which generates approximately 466 CFS) to the 570 acres of the Specific Plan sub-areas south of Edison would require very large pipe or box culverts on the extension of Magnolia Avenue through the proposed Chino College Park if combined. Pipe economy was considered, and several detention basins were added to mitigate this situation. It was also determined that only relatively small areas from within the Specific Plan limits should contribute direct runoff into this pipe on Magnolia unless necessary due to physical constraints. Therefore, the pipe on Magnolia is intended to carry only that flow rate (466 CFS) which is generated by the Western District sub-area north of Edison Avenue, as all runoff from the proposed Chino College Park will be carried through the detention basins except for small areas, which may carry direct runoff.

Figure 7.3-1, Conceptual Storm Drain Plan, depicts the proposed storm drain system and proposed detention basins or ponds.

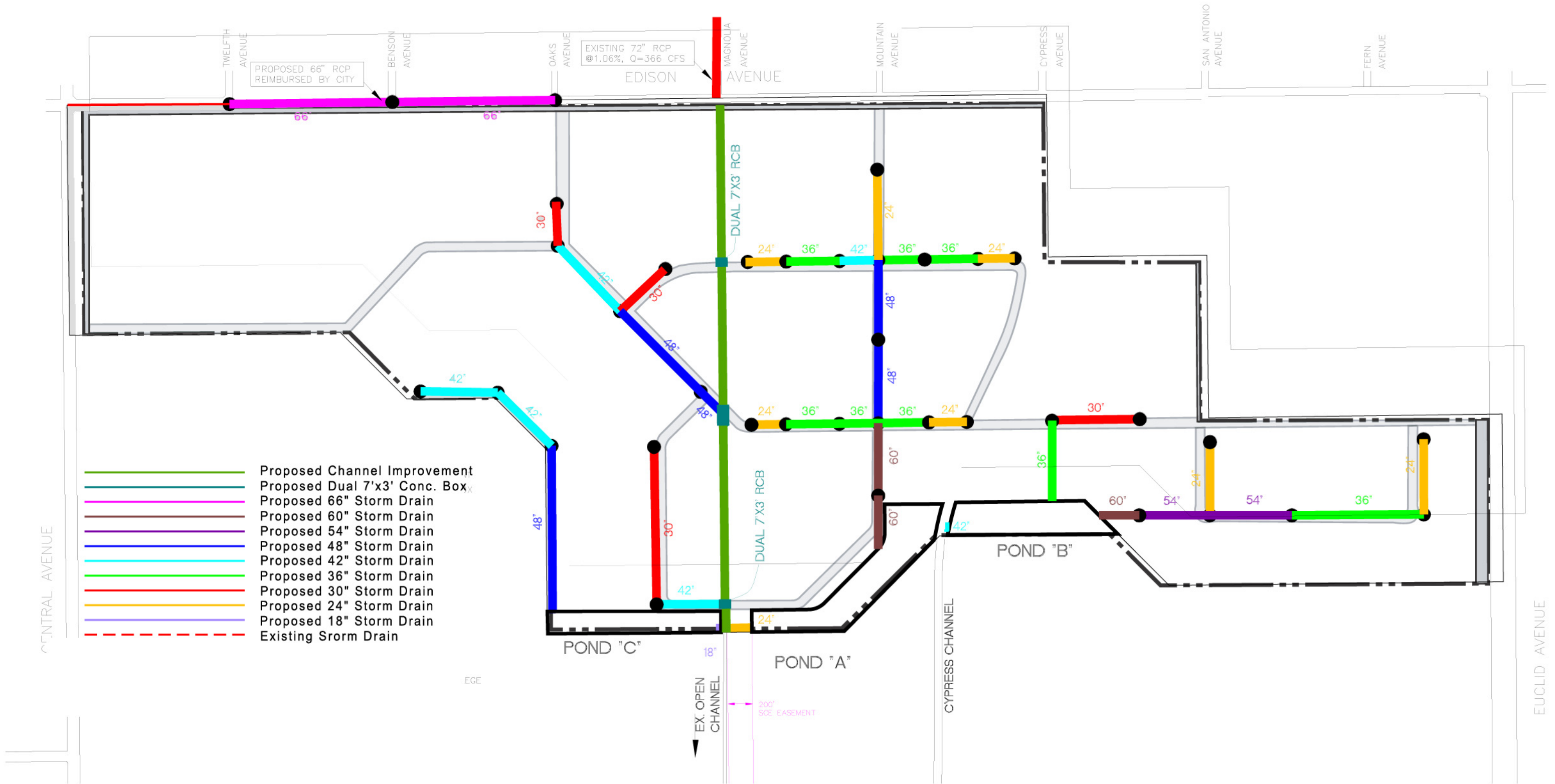


Fig. 7.3-1

Chino College Park

Conceptual Storm Drain Plan

Pond C will detain runoff from about 118 acres in the western district and the outflow will then be piped to Pond A where it will be joined with runoff flowing directly to Pond A. Pond A will outlet directly into the existing earthen open-channel immediately south of the Specific Plan boundary.

Pond B will detain runoff from about 151 acres in sub-areas within the Cypress Channel District before out-letting at a reduced flow rate into the Channel.

No attempt was made to serve the proposed Community Regional Park in the southeast quadrant of Edison and Central as it is assumed that the City will provide a system draining to the existing pipe storm drain on Central Avenue in its future plans for this recreational facility.

It is contemplated that a Stormceptor will be installed in or adjacent to Ponds A and B to provide environmental treatment of the “first-flush” runoff from any storm.

At the direction of the County Flood Control District, a three-foot high concrete block retaining wall may be required along the Cypress Channel to provide additional freeboard.

An alternative storm drainage system is presented in the Engineering Report and will be reviewed in the Draft EIR which would involve improvement of the Magnolia Channel south of the project which could avoid the need for retention ponds altogether.

7.4 DRY UTILITIES

A joint trench system with electric, telephone, gas, cable, television, and other communication lines (fiber optic) will be provided throughout Chino College Park. This system will connect to existing facilities along Central Avenue, Edison Avenue, and Euclid Avenue.

8.1 INTRODUCTION

8.1.1 Purpose and Intent

The Chino College Park Specific Plan describes an integrated master-planned community anchored by a Village Center that includes college, regional recreation, retail, and residential uses. In addition, six neighborhoods and a Village Center will be created fostering the goals of “community,” and “walkability,” which will be designed to be compatible with the existing adjacent neighborhoods to the north and west.

The Planning Design Guidelines have been prepared to provide a comprehensive guide to the implementation of planning, civic design and landscape concepts for the overall community and the individual neighborhoods of Chino College Park. The purpose of the Planning Design Guidelines is to establish community design controls that can be consistently applied.

More specifically, the purpose of these Planning Design Guidelines is:

- To provide the City of Chino and the master developer with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain the desired design quality;
- To provide guidance to City staff, the City Council, Planning Commission in the review of future development projects in the Specific Plan area; and
- To formulate concise development guidelines for the various land uses within each of the Districts.

It is the intention that specific architectural guidelines and controls be developed in a separate volume at the block and parcel level.

8.1.2 Application

These Planning Design Guidelines shall form the basis and criteria for the evaluation of plans and specifications submitted for review and approval to the City of Chino. It is anticipated that there will be multiple builders. The builders of each District are required to implement all provisions of these guidelines as applicable to their specific project.

The intent of this Specific Plan is to define standards for site-specific development and civic design guidelines. These will be used in reviewing subsequent site development plans and tentative tract maps. Where the standards of the Chino College Park Specific Plan conflict with those of the City's zoning code, the Specific Plan shall take precedence.

The guidelines described herein establish general concepts and provide the direction for the expression of the built environment within Chino College Park. The Design Guidelines provide the vehicle to protect and maintain the long-term quality and value invested in the community.

The sketches and graphic representations contained herein are for conceptual purposes only, and are designed as general visual aids in understanding the basic intent of the guidelines and to represent examples of their potential implementation. They are not meant to depict any actual lot or building design.

8.1.3 Organization

The Chino College Park Design Guidelines are divided into the following major components:

❑ Community Design (8.2)

- 8.2.1 Village Center
- 8.2.2 Institutional
- 8.2.3 Open Space Recreation

❑ Neighborhood Design (8.3)

- 8.3.1 Overall Concept
- 8.3.2 Architectural Diversity
- 8.3.3 Site Planning Guidelines

8.2 COMMUNITY DESIGN

These guidelines should be addressed during design and review process for each of the project Districts as follows:

8.2.1 Village Center District

Village Center Design Features are illustrated on Figure 8.2-1.

1. Building Massing

- a. Building fronts should be arranged to establish a well-defined edge along the main streets and public spaces within the Village Center.
- b. Alleys should be employed mid-block where appropriate to provide vehicular and pedestrian access to rear-lot.
- c. Buildings should be brought to a consistent line to create a strong sense of spatial definition.
- d. Parking lots, loading docks and service areas should be sited in rear-lot areas, and screened from the street and other public spaces such as squares, plazas, and greens.

2. Civic Character

- a. Consistency of architectural character, forms, details, and scale should be clearly evident in the design and execution of all buildings within the Village Center. Early California ranch, or farm vernacular, reflecting the area's rustic agricultural heritage, is appropriate for the Community Center.
- b. Prominent architectural statements and/or unique elements should be positioned as the terminal focal points of the visual axes created by the two primary avenues of access into the Village Center.
- c. Two-story and taller massing should be used in all areas of the Village Center. Roof forms should be hipped, and gabled elements are encouraged. Flat and mansard roofs should be avoided.
- d. Ground floor continuity should be maintained to facilitate a strong image and pedestrian-friendly environment.
- e. Entrances should be clearly defined and inviting.



College Park

DGS Asset Planning and Enhancement Branch

Figure 8.2-1
**Village Center
Design Features**

FORMA
December 2002

3. Public Spaces

- a. Consistency of street furniture, signage, lighting, landscaping, paving materials, etc. should be clearly evident in the design and execution of all street fronts and public spaces within the Village Center.
- b. The Village Square should provide passive open space with flexibility and opportunities for tables, seating, gatherings, special events, street performers, etc. A fountain, sculpture or public art should be considered for this space.
- c. The Campus Green should accommodate similar activities on a larger scale, but in a "softer," more campus-like environment.
- d. Street trees should be closely spaced, per minimum City standards, in the parkway strip (or in tree wells in wide sidewalks) to emphasize the spatial definition of the Village Center architecture and to create pleasant shaded areas for people to congregate.

4. Movement Element

- a. Sidewalks should be designed as inviting, people-friendly social spaces. Special paving materials that create a warm, rich texture while minimizing glare and heat reflectivity should be used. Sidewalk should have generous width and sidewalk tables are encouraged for coffee shops and eating places.
- b. Traffic-calming and pedestrian safety should be a high priority of design throughout the community, especially in the Village Center. Chokers should be employed to reduce street widths at major pedestrian crossings. Mid-block pedestrian actuated signals should be considered to foster connectivity between the Village Square retail area and the Campus Green. Crosswalks should be clearly delineated (special paving should be considered) and well lighted.
- c. Separate landscaped pedestrian walkways should be provided in large parking lots, and generally oriented perpendicular to and between parking bays.
- d. Transit stops with seating and shade should be conveniently located.
- e. Joint-use parking facilities are encouraged to take advantage of the diversity of uses.
- f. Entrance shall be provided at appropriate locations.

5. Solar Access

- a. Residential design should consider sufficient setbacks and orientation to optimize solar access.

8.2.2 Institutional District

The Institutional District Design Guidelines are intended to provide for the development of Chaffey College within the Chino College Park Specific Plan. These guidelines, along with those for the Village Center, Open Space Recreation, and Residential Neighborhoods will create an integrated Community.

1. Public Accessible Uses adjacent to the Village Center

The primary public-oriented uses are to be located along Campus Drive, across the street from the Village Center bordering a 2- to 3-acre "Campus Green." These uses could include the library, Student Activity Center, Administration, and other facilities. The Campus Green should be located adjacent to Campus Drive, across from the Village Square providing a campus focus where students and the public can congregate, as well as an open space connection to the public uses across Campus Drive.

2. Joint-Use Parking and Athletic Facilities

As part of the Chino College Park design theme, it is intended that Chaffey College will provide athletic facilities and parking areas adjacent to the Ayala Park, south of "A" Street that can be shared with the City Park. This will reduce the overall need for parking in the area and provide additional athletic facilities that may be used by both the college and the local residents. The specifics of the joint-use arrangement between the College and the City will be the subject of a separate agreement.

3. Community Building in the Southeast portion of Ayala Regional Park

It is envisioned that Chaffey College will jointly fund a Community Building that will be located in Ayala Regional Park, adjacent to the Village Center. This building will be used by the college for teaching as well as banquets and other gatherings, and will be available for public use. The design of this Community Building would be compatible with that of the retail uses and college uses within the Village Center.

8.2.3 Open Space Recreation District

The Open Space Recreation District Design Guidelines are intended to guide the expansion and development of Ayala Park within the Chino College Park Specific Plan.

1. Public Gathering Uses adjacent to the Village Center

The primary public gathering and passive park uses are to be located in the east end of the park, along Campus Drive, across the street from the Village Center. These uses could include a Community Building in cooperation with Chaffey College, and possibly an amphitheater/ bandstand facility and water feature. The intention is to reinforce the vision of the Village Center as the primary gathering space for Chino College Park.

2. Joint-Use Facilities and Parking with Chaffey College along the Southern Boundary of the Park

It is intended that Ayala Park and Chaffey College will provide joint-use facilities and parking along Street "A," that will provide benefits for both the public and the College.

3. Active Recreation Uses

Ayala Regional Park will provide facilities for active recreation uses including soccer, baseball/softball, and skateboard/rollerblade.

8.3 NEIGHBORHOOD DISTRICT

8.3.1 Overall Concept

1. Neighborhoods shall be designed around the neighborhood parks.
2. Emphasis shall be placed on elevations facing public open spaces and streets.
3. Each neighborhood shall contain a mixture of Low and Medium density residential.
4. Varied streetscapes shall have a mixture of setbacks and garage orientation.

8.3.2 Architectural Diversity

1. Provide a variety of unit and elevation designs.
2. Incorporate projections, recesses, and overhangs to provide shadow and depth.
3. Provide visual relief to the roofs with vertical and horizontal articulation.
4. Alley loaded garages or rear elevations require the same level of detail and shall incorporate major themes and elements of the front elevation.
5. Architecture design shall vary the placement and orientation of garages.
6. Provide offsets and separate entries for 3+ car garages (i.e., 2-car with separate 1-car, tandem spaces, etc.)
7. Recess garage doors. Garage doors should be multi-paned or provided with subtle adornment to provide shadow relief.
8. Avoid exterior finish materials such as metal or aluminum siding and roofing, reflective materials, and concrete block.
9. Include varied colors, materials, and texture treatments.
10. Coordinate color and finishes on building exteriors of all elevations.

8.3.3 Site Planning Guidelines

1. Each neighborhood shall incorporate a variety of products, such as traditional single-family detached, zero lot line, clustered units, narrow, and wide lot design.
2. Driveway locations and garage orientation shall be varied to provide a varied streetscape.
3. Utilities shall be underground, or screened from public view where feasible.
4. Convenient access to public trails and open space areas, including the SCE easement, shall be incorporated into the design.
5. Ancillary structures and trash enclosures shall be screened from public view.
6. Residential streets shall be designed with a minimum 5-foot parkway separating sidewalks from curbs. Sidewalks may be used on only one side of short streets and cul-de-sacs.

8.4 LANDSCAPE ARCHITECTURE

8.4.1 Community Landscape Concept Plan

The landscape concept for Chino College Park draws upon elements of the existing community's landscape forms and vegetation and is depicted on Figure 8.4-1.

The Community Landscape Concept Plan has two (2) basic objectives:

- ☐ **Provide a Safe, Water-Sensitive “Sustainable” Landscape**

Plantings of trees, shrubs, and groundcovers, which are drought-tolerant and are compatible with the region and the community's architectural theme, should be encouraged.

- ☐ **Create a Sense of Place that Fits Well with Existing Neighborhoods**

A landscape theme that unifies the neighborhoods of the community is encouraged. Specific landscape and softscape materials such as a particular stone veneer, dominant tree, or a limited palette of trees should be used to provide an identifiable community fabric.

8.4.2 Streetscape Plan

Landscaping is used to tie the neighborhoods and districts together throughout Chino College Park. Figure 8.4-2 depicts conceptual streetscape sections.



Chino College Park

Community Landscape Concept Plan

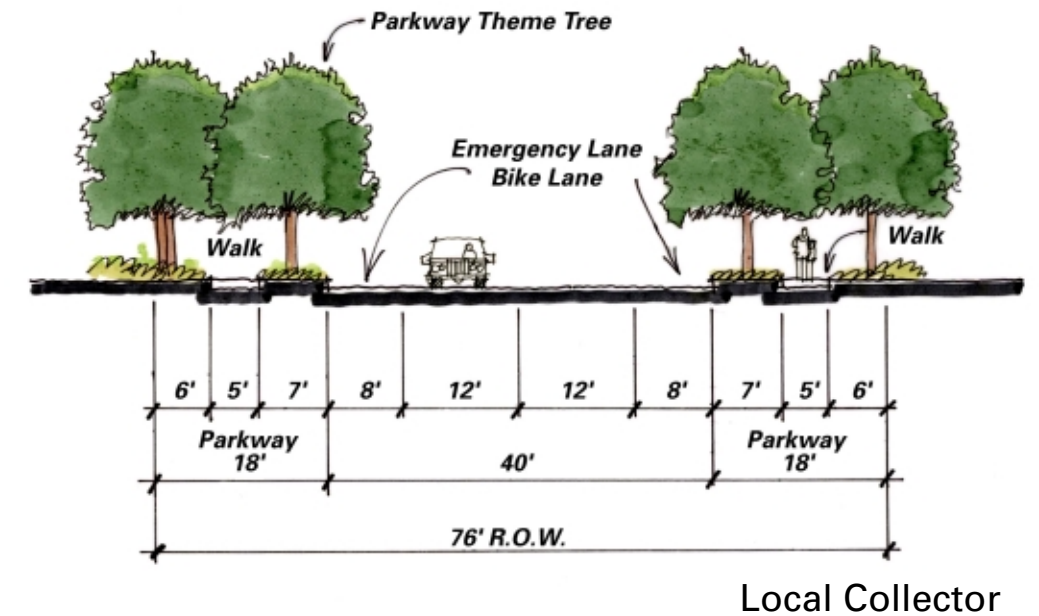
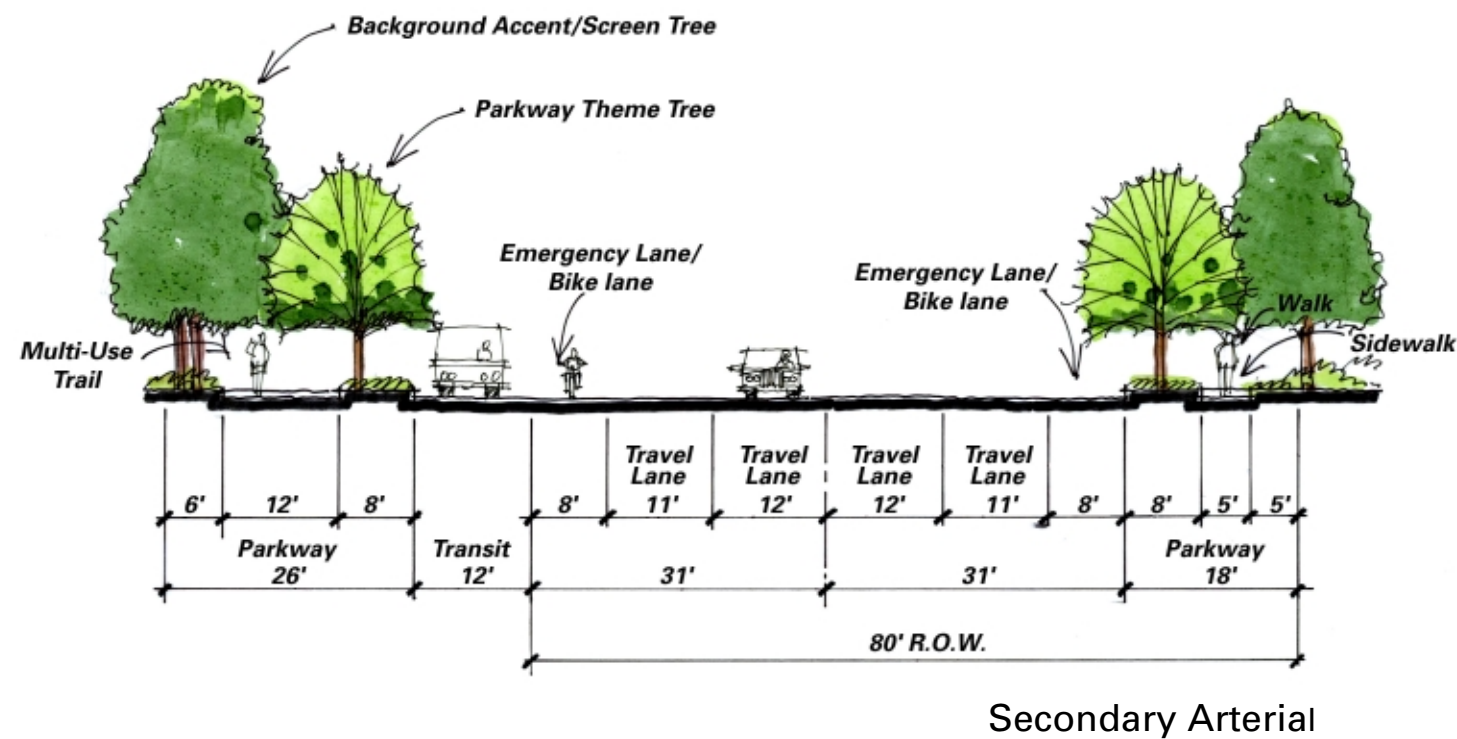
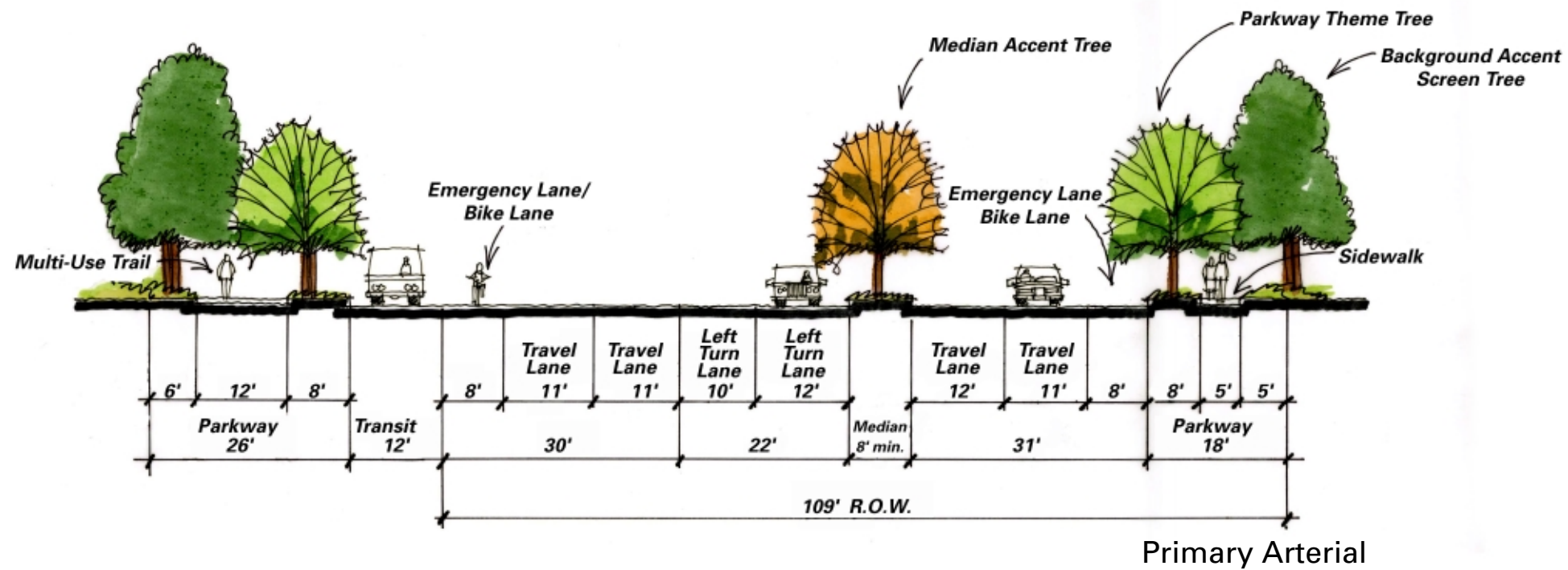


Figure 8.4-2

9.1 DEVELOPMENT REVIEW AND ADMINISTRATION

9.1.1 Purpose and Applicability

The City's Director of Community Development shall be responsible for administering the provisions of the Chino College Park Specific Plan in accordance with the provisions of the Specific Plan, the State of California Government Code, Subdivision Map Act, and the City of Chino General Plan, Zoning Ordinance, and the Municipal Code.

9.1.2 Transfer of Density and/or Intensity

The distribution of residential density and non-residential intensity in the Chino College Park Specific Plan is based upon an average (mean), not a maximum. Average density/ intensity differ from conventional zoning that dictates a maximum density/ intensity and often results in communities lacking uniqueness. Instead, average density/ intensity, along with other provisions of this plan, allows and encourages the flexibility to provide products at varying densities as long as the average density/ intensity specified for each land use category within a given project is not exceeded. For instance, a project may include products at a density above the "average" as long as products are also offered at densities below the "average" within the same project. If the average is maintained within each parcel/project, then the total unit count for the entire specific plan area will not be exceeded.

The intent of the average density concept with respect to residential land uses is to accommodate and encourage a range of densities and product types (i.e., detached, attached and clustered homes) within individual residential land use designations of the specific plan. This feature of the Specific Plan is included in order to ensure that a range of housing opportunities are provided to future residents, to provide variety and character in the design of neighborhoods, and to provide developers flexibility to better meet market demand.

9.2 SPECIFIC PLAN AMENDMENT PROCESS**9.2.1 Procedure for Amending the Specific Plan**

The Chino College Park Specific Plan may be amended per Chapter 20.03 of the City of Chino Zoning Ordinance.

9.2.2 Minor Amendments

Minor amendments include simple modifications to text or graphics that neither are contrary to, nor change the meaning or intent of any provision of the Specific Plan. Minor modifications may be accomplished administratively by the Director of Community Development and are appealable to the Planning Commission and City Council.

9.2.3 Major Amendments

Major modifications are amendments to exhibits or text that are intended to change the intent of and/or development standards or other provisions of the Specific Plan. Major modifications require a Specific Plan Amendment and approval by the Planning Commission and City Council in accordance with the requirements of Section 20.03.040 of the Zoning Ordinance (Specific Plan and Amendments).

9.2.4 Interpretation

Interpretations of the provisions of this Specific Plan are subject to Sections 20.01.060 of the Zoning Ordinance except as follows:

- ❑ When there is a question or ambiguity regarding the interpretation of any provision of this specific plan, the Director of Community Development has the authority to interpret the intent of such provision.
- ❑ The Director of Community Development may, at their discretion, refer interpretations to the Planning Commission for their consideration and action. Such referrals shall be accompanied by a written analysis of issues related to the interpretation.
- ❑ All interpretations made by the Director of Community Development may be appealed to the Planning Commission in accordance with the appeal procedures set forth in the Zoning Ordinance.

9.2.5 Severability

If any section, subsection sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

9.2.6 Enforcement

The Director of Community Development shall enforce the provision of this Specific Plan and all the applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited, to, building, mechanical, fire and electrical codes, and codes pertaining to drainage, waste water, public utilities, subdivisions, and grading.

9.3 BACKBONE INFRASTRUCTURE PHASING

9.3.1 Large Lot Conveyance Map

To be completed by the Master Developer.

9.3.2 Phasing Plan

To be completed by the Master Developer.

9.4 FINANCING PLAN

9.4.1 Infrastructure Capital Improvements

To be completed by the Master Developer.

9.4.2 Maintenance of Public Community Facilities

To be completed by the Master Developer.